

**SOUTH HAVEN CHARTER TOWNSHIP**

**PLANNING COMMISSION**

**MINUTES**

Wednesday, April 7, 2021

**DRAFT**

**1) Call to Order: 7:00 PM**

**2) Roll Call:**

Tippman – present

Meeks – present

Kiry – present

Odland – present

Raue – present

Poole – present

Meyer – excused absence

Also present: Ross Stein, Township Supervisor

Nadia Escandon

Excused: Tasha Smalley, Zoning Administrator

**3) Approval of the Agenda:**

Chair Odland opened the meeting.

MOTION by Kiry to approve agenda as presented. 2<sup>nd</sup> by Poole.

Roll call: Tippman Y; Meeks Y; Kiry Y; Odland Y; Raue Y; Poole Y; Meyer n/a

6-0 motion passed.

**4) Approval of the Minutes:**

MOTION by Raue to approve the minutes of March 3, 2021 as presented, 2<sup>nd</sup> by Kiry.

Roll call: Tippman Y; Meeks Y; Kiry Y; Odland Y; Raue Y; Poole Y; Meyer n/a

6-0 motion passed.

**5) Public Comment non-agenda items – none**

**6) Communications/Correspondence – none**

**7) New Business**

**a. Election of Officers for 2021**

MOTION by Kiry to have Mark Odland as Chair

Lowell Tippman as Vice-Chair

Linda Meeks as Secretary

Roll call: Tippman Y; Meeks Y; Kiry Y; Odland Y; Raue Y; Poole Y; Meyer n/a

6-0 motion passed.

**b. Site Plan Review – change of use to commercial office – O’Sullivan Builders**

13282 M140 Hwy #80-17-022-050-55

Discussion – Tippman this is something that was already there, so it shouldn't be a problem. Poole – are there any updated comments from the Fire Department since 3/24/21? Tippman also referred to the content of the 3/24 letter from the Fire Department. Raue asked about the current trees on the site.

MOTION by Tippman to approve preliminary site plan conditioned subject to all permits being issued by the Fire Department and MDOT for conditions outlined including removal of trees overhead and MDOT permit. 2<sup>nd</sup> by Kiry.

Roll call: Tippman Y; Meeks Y; Kiry Y; Odland Y; Raue Y; Poole Y; Meyer n/a  
6-0 motion passed.

**c. Proposed text amendment in RCO district; add Hotel as a special land use with specific limiting provisions. Laying the groundwork for a public hearing.**

The goal is to provide an affordable overnight accommodations option for people 18-30 years old using the dorm room/hostel model.

Discussion – Raue – if it's for workers can they stay the entire summer?

Response from Escandon – there will be a weekly discounted rate and extended stay options for rooms set aside.

Stein – (referring to the proposed text amendment) the term “hotel” is a known description vs. the word “hostel”. The character of the building will meet the standards for a hotel and fit in with the character of the residential neighborhood.

There was additional discussion about room capacity, security, renovations and referrals/recruiting of customers, and next steps for Ms. Escandon.

MOTION by Poole to schedule a public hearing to create a zoning text amendment to allow for hotels in RCO districts. 2<sup>nd</sup> by Tippman.

Roll call: Tippman Y; Meeks Y; Kiry Y; Odland Y; Raue Y; Poole Y; Meyer n/a  
6-0 motion passed.

**8) Unfinished business –**

The Planning Commission will need to clean up the ordinance text.

**9) Staff & Subcommittee Reports/Discussions**

a. Township Board – none

b. Other – none

**10) Public Comments and Commissioner Comments**

Odland provided information on how to obtain the 6-8 hour/year continuing education requirement for the Master Planner Certification and tips on taking the 40 question test.

Stein – spoke with the Attorney and unless there is a need from caregivers there is no need to continue to include marijuana facilities on the agenda.

**11) MOTION by Tippman to adjourn at 7:45 p.m.**

Roll call: Tippman Y; Meeks Y; Kiry Y; Odland Y; Raue Y; Poole Y; Meyer n/a  
6-0 motion passed.