

**SOUTH HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

Wednesday, May 5, 2021

DRAFT

**1) Call to Order: 7:00 PM** at the Township Hall

**2) Role Call:**

Tippman - present

Meeks - present

Kiry - present

Odland - present

Meyer – present

Raue - present

Poole - present

Also present: Tasha Smalley, Zoning Administrator, 1 audience member

**3) Approval of the Agenda:**

Chair Odland opened the meeting

MOTION by Raue to approve the agenda as presented, 2<sup>nd</sup> by Poole, 7-0 yes, motion passed.

**4) Approval of the Minutes**

MOTION: By Poole to approve the minutes of April 7, 2021 as presented, 2<sup>nd</sup> by Kiry, 7-0, yes motion passed.

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

**6) Communications / Correspondence** - none

**7) Public Hearing:**

MOTION by Meeks to open the Public Hearing at 7:11pm, 2<sup>nd</sup> by Poole, 7-0 yes, motion passed.

a. Zoning Ordinance text amendment add Hotel as a Special Use to the RCO and separate limited auto sales from auto repair, as a special use in the RCO.

Smalley presented the text: add Hotel as SLU in RCO with a few conditions; not to exceed 35ft in height or 7000 sq ft in floor area. The RCO allows limited auto sales with an auto repair, their was a request for the use in the district. Proposal to limit auto sales to 20 cars and 2500 sq ft in floor area for an office space.

No public comment.

MOTION by Kiry to close the Public Hearing at 7:14pm, 2<sup>nd</sup> by Tippman, 7-0 yes, motion passed

**8) New Business**

a. Discussion/decision to recommend / not recommend text to Township Board for adoption

Tippman asked if the auto sales amendment was for 1 property of to clean up

Kiry stated there is a car sale place on M43, not good area; limit the number of cars

Odland said the proposed text need more work, more clarification

Possible tier the car limit to a lot size

MOTION by Tippman to postpone recommendation of the text amendment for further review, 2<sup>nd</sup> by Kiry. Role call: Meeks Y; Tippman Y; Odland Y; Poole Y; Kiry Y; Meyer Y; Raue Y; 7-0 motion passed.

No discussion on Hotel

MOTION by Tippman to recommend the proposed amendment to add Hotel as a SLU in the RCO and add the SLU provisions, 2<sup>nd</sup> by Raue.

Role call: Meeks Y; Tippman Y; Odland Y; Poole Y; Kiry Y; Meyer Y; Raue Y; 7-0 motion passed.

**9) Unfinished Business - none**

**10) Staff & Subcommittee report**

ZBA report- Tippman - none

Board report - Kiry – adopted rezone for Acerra on M140; 1<sup>st</sup> reading for Type III PUD

Zoning – Smalley –

**11) Commissioner Comments and Public Comment**

a. Poole, thank you for Zoning Map

b. Odland stated he would be recusing himself for the next meeting, conflict of interest for a Site Condo application.

**12) Adjournment**

at 8:20 PM

*Respectfully Submitted by:*

*Tasha Smalley*

*Zoning Administrator/Recording Secretary*