

**SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES**

Wednesday, June 2, 2021

DRAFT

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

2) Role Call:

Tippman - present

Meeks - present

Kiry - present

Odland - present

Meyer – present

Raue – absent

Poole - present

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

3) Approval of the Agenda:

Chair Odland opened the meeting

MOTION by Poole to approve the agenda as presented, 2nd by Tippman, 6-0 yes, motion passed.

4) Approval of the Minutes

MOTION: By Meeks to approve the minutes of May 5, 2021 as presented, 2nd by Poole, 6-0, yes motion passed.

5) Public Comment non-agenda items -none

6) Communications / Correspondence - none

7) Public Hearing – none

8) New Business

a. Site Plan review 12-unit Site Condo by 77SD LLC 77th St, 80-17-021-021-00

Chairman Odland recused himself due to conflict of interest with the site plan application. Vice-Chair Tippman resumed the meeting.

Applicant Brian Bosgraaf, Cottage Home, presented the request: proposed 12-units; property is 20 acres. Unit area range from 25,000sq ft to 212,000sq ft. A private road will be constructed and all driveways will come off the private road (internally). The 1 existing home will remain and be remodeled. The homes will be high end. There is traffic concern on 77th St, as part of the development the hill and no shoulder will try to be fixed. The development being a site condo, there will be a Master Deed and an association.

Tippman allowed for public comment

Ms. Whelen, 15037 77th St. She was not notified of this project. Bosgraaf stated there were letters sent to the neighbors inviting them to an open house. She did not receive the letter so did not have chance to review the plans. She was able to review the plan once arrived at the

hall. Her concerns: high density; 10ft setback to her property; retention pond location; potential issues with soil since lake is eroding; asked if soil borings were done; concern with transient and/or B&B; concern with future up-keep or non up-keep.

Gail Ohnsman 77137 Winding Creek: also has transient use concerns

MOTION by Kiry to approve recommendation of the plan as presented to the Township Board with condition: submit permit/approval/review from SHEAS, road commission, water/sewer, drain commission, other required agencies, 2nd by Poole. Role call: Meeks Y; Tippman Y; Odland Y; Poole Y; Kiry Y; Meyer Y; Raue n/a; 6-0 motion passed.

Odland resumed as Chair.

b. FYI – Site plan review Maple Grove Elementary parking lot expansion (schools are regulated by the State of Michigan)

Mark and Jeff presented the project: expand from 78 parking spaces to 166; expanding curbside pickup and new lighting. This is last project from 2014 bond proposal.

Kiry made a motion to approve the site plan and draft a letter of approval for the State of Michigan, 2nd by Tippman; 6-0 motion passed

9) Unfinished Business

a. text amend discussion – RCO possible limited auto sales

At the May meeting this was discussed and a decision was postponed to continue discussion. Smalley presented some text to limit sales to 20 cars up to 5acres and 30 over 5acres; parking space to 10x20; limit size of building/office space to 1500 sq ft.

The PC decided to do nothing at this point. The RCO allows limited auto sales with an auto repair already. Possible to add 10 cars to define “limited” in the future.

10) Staff & Subcommittee report

ZBA report- Tippman – meeting on May 17th; Smith off of M43 request to construct a structure 6ft from his pond, ordinance requires 50ft. Initial request was denied, but a 24ft setback was approved.

Board report - Kiry – see Board minutes

Zoning – Smalley –

11) Commissioner Comments and Public Comment

a. Odland thanked PC for site plan review.

12) Adjournment

at 8:31 PM

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary