

**SOUTH HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

Wednesday, August 4, 2021

DRAFT

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

**2) Role Call:**

Tippman - present

Meeks - present

Kiry - present

Odland - present

*Meyer – absent*

Raue - present

Poole - present

Also present: Tasha Smalley, Zoning Administrator, 3 audience members

**3) Approval of the Agenda**

Chair Odland opened the meeting

MOTION by Raue to approve the agenda as presented, 2<sup>nd</sup> by Tippman, 6-0 yes, motion passed.

**4) Approval of the Minutes**

MOTION by Meeks to approve the minutes of June 2, 2021 as presented, 2<sup>nd</sup> by Kiry, 6-0, yes motion passed.

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

**6) Communications / Correspondence - none**

**7) Public Hearing:**

MOTION by Poole to open the Public Hearing at 7:09pm, 2<sup>nd</sup> by Raue, 6-0 yes, motion passed.

**a. Zoning Map correction amendment – RCO District**

Smalley presented the correction: In 2013 the RCO (Residential Commercial Overlay) was added to the ordinance and the zoning map to replace Office Service Transition Overlay. Thru the years the zoning map hasn't matched the intent of the RCO district. Example: the overlay did not follow all of Blue Star, M140 or M43.

No public comment.

MOTION by Poole to close the Public Hearing at 7:10pm, 2<sup>nd</sup> by Meeks, 6-0 yes, motion passed

MOTION by Raue to open the Public Hearing at 7:26pm, 2<sup>nd</sup> by Tippman, 6-0 yes, motion passed.

**b. Special Land Use, Church of Christ (Nadia Escandon), 73121 M43 80-17-014-044-00, Hotel**

Smalley presented the request: the applicant has applied for a special land use to convert the existing church use to a hotel use, including a small retail store and a residence. The buildings and parking are existing and meet the Hotel use regulations.

Ms. Escandon presented her request: The hotel will be dormitory style and cater to the seasonal workers who work in the South Haven area. There is a shortage of affordable seasonal housing. She plans to paint the buildings and clean up the property, new face on the sign. She will be the owner and operator and live on site. The hotel will be staffed 24/7. The small retail store will sell mostly convenience items such as snacks, sunscreen, toiletries.

**Public Comment:**

Clyde Dopp 09850 M43 – property across the street: asked how many guests: 60. Concerned with traffic and possible trespassing into his driveway. Also asked about cleaning up the buildings and properties.

Larry Bollwahn 09642 73<sup>rd</sup> – across M43: asked if any new building were proposed, no. Came to hear what was proposed. Also asked about the property and building clean up.

MOTION by Kiry to close the Public Hearing at 7:40pm, 2<sup>nd</sup> by Meeks, 6-0 yes, motion passed

**8) New Business**

**a. Discussion/decision zoning map correction**

Kiry pointed out a correction, add RCO on 8<sup>th</sup> Ave between Blue Star and 196.

MOTION by Kiry recommend to the Township Board for adoption of the corrected RCO district zoning map to clarify intent 9A.01, 2<sup>nd</sup> by Tippman.

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

**b. Discussion/decision Special Land Use – Hotel**

no discussion

MOTION by Tippman to recommend final approval of the Special Use for Hotel to the Township Board, 2<sup>nd</sup> by Raue.

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

**9) Unfinished Business - none**

**10) Staff & Subcommittee report**

ZBA report- Tippman – meeting July 26, 09160 M140, rear and side setback request to construct commercial storage buildings; request was denied.

Board report - Kiry – refer to Board minutes

Zoning – Smalley – n/a

**11) Commissioner Comments and Public Comment - none**

**12) Adjournment**

at 8:15 PM

*Respectfully Submitted by:*

*Tasha Smalley*

*Zoning Administrator/Recording Secretary*