

**SOUTH HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

Wednesday, September 1, 2021

DRAFT

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

**2) Role Call:**

Tippman - present

Meeks - present

Kiry - present

Odland - present

Meyer – present

*Raue – absent*

Poole – present

Motion by Poole to excuse Raue from the meeting, 2<sup>nd</sup> by Tippman, 6-0 yes, motion passed.

Also present: Tasha Smalley, Zoning Administrator, applicants and other audience members

**3) Approval of the Agenda**

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

**4) Approval of the Minutes**

MOTION by Kiry to approve the minutes of August 4, 2021 as presented, 2<sup>nd</sup> by Meeks, 6-0, yes motion passed.

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

**6) Communications / Correspondence - none**

**7) Public Hearing - none**

**8) New Business**

a. Preliminary Site Plan Review – Wayne Pecina 09160 M140 80-17-015-049-00, commercial storage buildings

Smalley presented the project: This is a preliminary review to give feedback to Mr. Pecina prior to getting final plans drafted and also needs the reviews from road commission, fire dept, drain commission, etc. Mr. Pecina is proposing 2 commercial storage buildings; lot is 108x175; buildings meet the setbacks and parking. Mr. Pecina discussed the project: the storage will be for cars, boats, maybe campers. He had question regarding the required parking, the ordinance does not have a provision for storage parking. The closest is warehouse 1 spot for 2000 sq ft. His plan shows 2 parking area, due to the nature of the project the parking lot won't have specific marked spots. There will be parking in front of each unit and other parking area if multiple cars are there. Was mentioned that the FD may not like the setbacks of the building, but the setbacks meet the ordinance requirements. The FD will do their own review. The parking lot buffer was discussed. The PC is ok with 10feet landscape buffer (grass, trees, or bushes or multiple landscape) around the property. No motion is required. The final site is required to

meet the requirement of final site plan and obtain the review letters from the other agencies.

**b. Preliminary Site Plan Review – Life Styles of South Haven LLC to amend PUD, Lighthouse Village 73<sup>rd</sup> St 80-17-011-032-70, construct assisted living facility**

Smalley presented the project: This is a preliminary review because they do not have storm water or grading plans ready or the review letters from other agencies. Plan is to amend the PUD and construct a 44 unit assisted living facility. The original approved site plan allows this type of use. The MDR setbacks were used as a guide for setbacks. The facility exceeds the setbacks and the parking requirements. Mr. and Mrs. Barriger, BCG Construction and Sara Ross, Civil engineer presented the plan. The builder has constructed a few other facilities, Lowell and Manistee this will be the 3<sup>rd</sup>. there will be 44 units, to employ 30-35 people. They did a study for feaseablity of this type of facility and the area is in need. Question was asked if they will be using existing Lighthouse Blvd: they stated no, they will be an independent parcel and construct new driveway. There will be additional easement for emergency vehicles. The PC did not have any comments on the plan. No motion is required. The applicant will be ready for final review and public hearing at the Oct 6<sup>th</sup> meeting.

**9) Unfinished Business - none**

**10) Staff & Subcommittee report**

ZBA report- Tippman – no report

Board report - Kiry – refer to Board minutes

Zoning – Smalley – n/a

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

**12) Adjournment**

at 7:50 PM

*Respectfully Submitted by:*

*Tasha Smalley*

*Zoning Administrator/Recording Secretary*