

SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES

Wednesday, October 6, 2021

DRAFT

1) Call to Order: 7:00 PM

2) Role Call:

Tippman - present

Meeks - present

Kiry - present

Odland - present

Meyer – present

Raue – present

Poole – present

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

3) Approval of the Agenda

MOTION by Tippman to approve the agenda as presented, 2nd by Raue, 7-0 yes, motion passed.

4) Approval of the Minutes

MOTION by Tippman to approve the minutes of September 1, 2021 as presented, 2nd by Meeks, 7-0, yes motion passed.

5) Public Comment non-agenda items -none

6) Communications / Correspondence – none

7) Public Hearing –

Site Plan Review – Life Styles of South Haven LLC to amend PUD, Lighthouse Village 73rd St 80-17-011-032-70, construct assisted living facility; 5.25 acres.

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. 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 3rd. there will be 44 units, to employ 30-35 people. Full plan have been submitted, including grading and stormwater, reviews from fire dept, road commission and drain commission have been submitted. Odland asked if they have started to look for employees, since there is a labor shortage; builder said, not yet, finish building is a year out.

Open public hearing 7:23pm motion by Poole, 2nd by Kiry, motion passed.

Robert Gordon, direct neighbor to the south, concerned with buffer, distance of buffer; good 30ft tree buffer; also concerned with increased traffic.

Marilyn Bertorelli, direct neighbor to the south, also concerned with buffer

Close public hearing 7:36PM motion my Poole 2nd by Raue, motion passed

8) New Business

a. Discuss/decide amend PUD to add assistant living

Tippman stated he likes the facility. Odland asked if the Twp Board has final approval; Smalley stated the PC has final approval for this amendment because this use was allowed in the original approval.

Motion by Meeks to approve the site plan with conditions: obtain final approvals from other agencies, including but not limited to: fire department, road commission, drain commissioner, 2nd by Raue, 7-0 yes motion passed

9) Unfinished Business - none

10) Staff & Subcommittee report

ZBA report- Tippman – no report

Board report - Kiry – refer to Board minutes

Zoning – Smalley – Coastal Resilience; begin to review an review ZO for possible amendments

11) Commissioner Comments and Public Comment – Tippman stated he heard that zoning may become Federalized, Twp should be on board with MTA for the latest information.

12) Adjournment

at 8:00 PM

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary