

**SOUTH HAVEN CHARTER TOWNSHIP**  
**PLANNING COMMISSION**  
**MINUTES**

Wednesday, March 2, 2022

DRAFT

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

**2) Role Call:**

Tippman - present

Meeks - present

Kiry – present

Odland - present

Meyer – present

Raue – absent

Poole – absent

motion by Kiry to excuse Raue and Poole, 2<sup>nd</sup> by Tippman, 5-0 yes, motion passed

**3) Approval of the Agenda**

MOTION by Meeks to approve the agenda as presented, 2<sup>nd</sup> by Kiry, 5-0 yes, motion passed.

**4) Approval of the Minutes**

MOTION by Meyer to approve the minutes of December 1, 2021 as presented, 2<sup>nd</sup> by Meeks, 5-0, yes motion passed.

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

**6) Communications / Correspondence** – Since missing 2 members, put off election of officers until next meeting

**7) Public Hearing** – Proposed text amendment; to add to Industrial District, Special Uses 14.03 G “a business typical for outside storage”

Smalley introduced the proposal. 8<sup>th</sup> Ave between Blue Star and 196 hwy is mostly city property. There are two industrial properties abutting 196 that are surrounded by existing commercial business with a similar use of outside storage of materials; contactor yard. The owner of the city property has purchased the township property zoned Industrial, but the district does not have provision for such out side storage yards. Amendment is proposed to add special use provisions for outside storage business.

Motion by Meyer to open the public hearing, at 7:12pm 2<sup>nd</sup> by Meeks, 5-0 yes, motion passed.

Dennis Reinhardt 73145 6<sup>th</sup>, ok with the amendment

No other public comment

Motion by Meyer to close the public hearing, at 7:14pm 2<sup>nd</sup> by Meeks, 5-0 yes, motion passed.

**8) New Business**

Amend agenda, move New business “b” before “a”

a. Discuss/decision proposed text amendment

Motion by Lowell to recommend proposed text amendment – add #G to 14.03 to the Township Board

for approval. 2<sup>nd</sup> by Kiry. Roll Call: Tippman Y; Meeks Y; Odland Y; Meyer Y; Raue n/a; Poole n/a. 5-0 yes, motion passed.

**b. Shoreline Protection Winkel 14360 77<sup>th</sup> St, 80-17-021-011-20**

Zach, Peterson Environmental, representative for Linda Winkel presented the application. Excavate approx. 848 cyd of sand for rip rap; use sand to backfill revetment; mattress stone, armor stone. This work will connect with current owner property and property to the north to help with protection. EGLE and Army Corps permits have been applied for.

Motion by Kiry to approve the site plan and application with conditions: permits are obtained from EGLE and Army Corps prior to any work being done, 2<sup>nd</sup> by Tippman. 5-0 yes, motion passed.

**9) Unfinished Business –**

**a. RCO District Review**

Continue discussion with the RCO areas on the zoning map. Go over each area to be sure correct on the map and discussion that the areas are still relevant. Main corridors CR 388, Blue Star Hwy, M43, M140, Ruggles Rd-ok. 8<sup>th</sup> Ave west 196-ok; 14<sup>th</sup> btwn M140 and Blue Star-ok; 73<sup>rd</sup> btwn CR388 and 8<sup>th</sup>- would like to extend to M43; 73 ½ city limits to 6<sup>th</sup> ave-discussed removing.

Audience comment: owners in the 6<sup>th</sup> Ave / 73 ½ area would like the RCO removed from 73 ½ st.

No motion made, PC would like to continue discussion when all the PC members are in attendance.

- b.** anything else that may come before the commission – Fred Boothby presented a rough sketch for a PUD on 73 ½ St abutting 196 for a micro-house development and toy barns. Very preliminary idea. Some discussion regarding density, home sizes. Mr. Boothby would like to prepare preliminary plan for May meeting. This would be a public hearing.

Audience comments: no utilities to property, trees by highway will die, need a fence, tiny homes real estate. Pc encouraged to drive down the street and check out the existing conditions.

**10) Staff & Subcommittee report**

ZBA report- Tippman – no report; 2 apps have been submitted

Board report – refer to Board minutes

Zoning – Smalley – possible site plan amendment for property on 14<sup>th</sup> Ave by 76<sup>th</sup>; additional storage buildings.

**11) Commissioner Comments and Public Comment** – Meyer will miss April meeting. Odland discussed Master Plan update. PC would like ZA to get 3 bids from planners for cost of updating the plan.

**12) Adjournment**

at 9:15 PM

*Respectfully Submitted by:*

Tasha Smalley

Zoning Administrator/Recording Secretary