

SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES

Wednesday, May 4, 2022

Approved June 1, 2022

1) Call to Order: 7:00 PM

2) Role Call:

Tippman - present

Meeks - absent

Kiry – present

Odland - present

Meyer – present

Raue – retired

Poole – present

Motion by Poole to excuse Meeks, 2nd by Tippman, 5-0 yes, motion passed

Few audience members

3) Approval of the Agenda

Motion by Meyer to approve the agenda as presented, 2nd by Poole, 5-0 yes, motion passed.

4) Approval of the Minutes

Motion by Kiry to approve the minutes of April 6, 2022 as presented, 2nd by Tippman, 5-0, yes motion passed.

5) Public Comment non-agenda items -none

6) Communications / Correspondence -two letters received, noted below in public hearing comments

7) Public Hearing – Special land use for RCQ Properties (Marc Compton) at 73270&73230 8th Ave, 80-17-011-019-01/10 to extend an adjacent business, outdoor storage of products, gravel, sand, topsoil, concrete, etc.

Smalley explained the application. The Compton's have purchased these two properties. The adjacent property is in City and these parcels are at the end of the street abutted the highway, in the township. They want to expand the business onto this property; store materials, equipment, etc. The existing home will be torn down. An 8ft high berm with trees on top will be constructed for screening. The garage will remain for storage.

Motion by Poole to open the public hearing at 7:12pm, 2nd by Kiry, 5-0 yes motion passed

Marc Compton presented his application. The company needs the space to stockpile materials. They collect concrete and then crush it. The business has expanded, need more equipment. The driveway on this property will remain but will be used for emergency or heavy equipment. The driveway will be roped off.

Public Comment: Jim Horan, in favor of the special use. Growing business and need room to expand. Been in South Haven for 75years.

2 letters of correspondence: Don Sappanos, in favor; Mr. Taylor, "is this a joke? I thought permits were required before the work was done, kind of late to be asking for our opinion"

No further discussion

Motion by Poole to close the public hearing at 7:16pm, 2nd by Kiry, 5-0 yes motion passed

8) New Business

a. Discuss/decision Special Land Use, RCQ properties, 8th Ave 80-17-011-019-01/10

Motion by Kiry to approve recommendation of the special land use to the Township Board, 2nd by Meyer, roll call: Tippman Yes; Kiry Yes; Odland Yes; Meyer Yes; Poole Yes, 5-0 yes, motion passed.

b. Temp Use – senior service 08337 M140 to host a Car Show event Wed May 18 2022 4:00-7:30pm

Car show was previously at McFadden's. Temp Use Per 18.28C. Motion by Poole to approve the Temp Use Car Show, 2nd by Kiry, 5-0, yes motion passed.

9) Unfinished Business –

a. RCO District Review

Continue discussion with the RCO, permitted uses and special uses. Smalley proposed text to rearranged the allowed use, residential uses to commercial uses. The special uses were condensed, there were 16 different retail uses; combined into one retail category. Discussed limited size of commercial uses to 5,000sq ft. To review conditions for special uses at next meeting

b. other amendments – did not really discuss, discuss next month; RV, shoreline protection, transient uses

10) Staff & Subcommittee report

ZBA report- Tippman – meeting on May 2; 1 re-submit and 2 apps. Resubmit Summersgate, garage addition, approved 13'10" relief front. Other two were to not require fence around a pool; variances were granted.

Board report – refer to Board minutes

Zoning report – Smalley – possible 2 site plan reviews for June meeting

11) Commissioner Comments and Public Comment

12) Adjournment

at 8:40pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary