

SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES

Wednesday, July 6, 2022

Approved August 3, 2022

1) Call to Order: 7:00 PM

2) Role Call:

Tippman - present

Kiry – present

Odland - present

Meyer – absent

Poole – present

Dibble – present

Vacant seat

Few audience members, applicants

3) Approval of the Agenda

Odland requested to move New Business items b and c to under each applicant for public hearing; discuss decision after each hearing. Motion by Poole to approve the agenda with change, second by Tippman, 5-0 yes, motion passed.

4) Approval of the Minutes

Poole noted that the number of yes with the motion for 75577 14th should be 5-0 not 6-0. Motion by Poole to approve the minutes of June 1, 2022 with correction, second by Kiry, 5-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - none

7) Public Hearing

Safe and Easy Self Storage Inc of Coloma MI has petitioned for a Planned Unit Development, micro-housing and toy barns with living space, this public hearing is a review of the Preliminary Site Plan, at V/L 73 ½ Street 80-17-011-032-60.

Smalley presented the proposal. Preliminary review to approve the concept of micro-housing and toy barns. Property is 7.1 acres. 18 micro-house, under 680 sq ft, 2 story units. 25 toy barns, 17 with 450sq ft apartment. Toy barns will be connected in a U shape, own driveway. Micro-house will have a private road, no units accessed off 73 ½ Street. Rob Pirsein represented for the applicant. Presented a few preliminary drawings of the toy barns, the owner is building same concept in St. Joseph.

Motion by Poole to open the public hearing, second by Tippman, 5-0 yes, motion passed. Public hearing open at 7:19pm.

Dibble recused herself for possible conflict of interest.

Odland read 16.09 review standards; these standard are to be met for final approval.

Audience: Jim Horan, 73140 6th Ave, stated his likes the development and is ok with the

concept but does have concern with the road and traffic, road commission should approve. Doesn't understand the gravel drives, will end up in the road. And asked what kind of materials will be used. Owner stated steel, pole barn construction.

Motion by Poole to close the public hearing, second by Kiry, 4-0 yes, motion passed. Public hearing closed at 7:32.

Smalley read a memo dated June 16th of items needed for final: screening, lot dimensions, market analyses, fire protection approval, comparison plan, calculate density and open space. Since this is a preliminary there is not an approval motion, there is a consensus agreement that the plan presented meets the requirements of the PUD ordinance for concept, density and open space and is ok to move forward to update the site plan to include all the items required for final approval. Poole stated he was not in favor of the gravel drives.

Jesse Gamino of South Haven MI has petitioned for a special land use Race Track, horse racing events, at 72828 24th Ave 80-17-085-010-10.

Smalley presented the proposal. Mr. Gamino has installed a horse track to train horses for races and would like to have horse racing events. Property is 62.7 acres, the events would be 2 week-ends a month, approx. 2-3 events a month. 300-700 parking spaces, porta-potties, food trucks. Smalley pointed out a few things to be corrected on the plan: the existing house on the west is the neighbors (to be removed), length of track not shown, number of future parking spaces not shown, the parcel dimensions are not shown. Dibble asked who are the events for? Private clubs, etc. Gamino stated they are groups of people who train and race horses; from Chicago, Indianapolis, and other areas. Gamino stated the fee to attend will be \$5-10 per person, events should not be longer than 6 hours and will be during the day, there will be security guards to direct parking and crowd control. Spectators can bring chair, cooler, food, alcohol, tailgate. No alcohol sales. There are two lanes for cars to pull in to park, there should not be a back up in the road. Tippman concerned with a blanket approval, what if 3,000 people? Will 12 security people be enough. Commission stated to limit the number of cars or people.

Motion by Poole to open the public hearing, second by Tippman, 5-0 yes, motion passed. Public hearing open at 8:21pm.

No audience questions.

Odland read 15.06, review standards. Read 15.23 special land use standards. Smalley stated the plan and application meet the standards except for possibly #G noise. The applicant will need to comply with the Noise ordinance and this standard.

Motion by Poole to close the public hearing, second by Kiry, 5-0 yes, motion passed. Public hearing closed at 8:33pm.

Odland read the intent of AR district, special use 5.03P race track. Kiry stated the number of people or cars should not include the race people/families. Temporary approval was discussed since the applicant not Township know how many people will be attending, how loud, how parking and traffic will/may effect the neighborhood.

Motion by Odland to recommend approval to the Township Board with conditions:

Temporary/Provisional approval for this season. Another review with planning commission 2 months prior to the first event in 2023 to review any complaints, traffic issues, noise, fire department, number of people for 2023 events approval.

Additional conditions:

1. No alcohol sales, no gambling, no unlicensed food trucks/food vendors
2. Loud speaker to be directed away from adjacent residences/dwellings
3. No other events, other than horse racing is allowed
4. Tentative dates of events for 2022 to be submitted to the Zoning

Administrator.

5. Number of spectators not to exceed 900, or as approved by fire department for public safety. This does not include the horse riders and the trainers.
6. Amend the site plan: removed the existing house on west side of plan (that is the neighbors house); add the length of the track; add proposed number for the “future” parking area; add the property dimensions
7. Approvals from the fire department and road commission

Second by Tippman, roll call vote: Poole YES Dibble YES Tippman YES Odland YES Kiry YES, 5-0 yes motion passed.

8) New Business

- a. Shoreline Protection application, Darren Malek, 78347 20th Ave, 80-17-243-020-00 to sand fill approx. 500 yards of sand, Special Exception permit issued by EGLE.

Motion by Poole to approve site plan as presented, 2nd by Kiry, 5-0 yes, motion passed.

9) Unfinished Business –

- a. none

10) Staff & Subcommittee report

ZBA report- Tippman – June 20, 2022 approved, front yard setback 16610 77th St

Board report – refer to Board minutes

Zoning report – Smalley – received two bid for master plan, need to discuss budget and send to Board. Consensus agreement to pick Williams and Work, requesting 25,000 budget.

11) Commissioner Comments and Public Comment

12) Adjournment

at 9:35pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary