

SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES

Wednesday, August 3, 2022

Approved September 7, 2022

1) Call to Order: 7:00 PM

2) Role Call:

Tippman - present

Kiry – absent motion by Poole to excuse Kiry, second by Odland, 5-0, motion passed.

Odland - present

Meyer – present

Poole – present

Dibble – present

Vacant seat

Few audience members, applicant

3) Approval of the Agenda

Smalley requested to add Temp Use application, Senior Service food truck events. Motion by Poole to approve the agenda with change, second by Tippman, 5-0 yes, motion passed.

4) Approval of the Minutes

Motion by Dibble to approve the minutes of July 6, 2022 as presented, second by Poole, 5-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - none

7) Public Hearing

Smalley briefly went over the application, City of South Haven 73639 12th Ave, 80-17-023-006-00 has applied for a Special Land Use to construct an electrical substation/transfer station. Approx. 65 acres. Michael McGeehan, GRP Engineering presented the site plan. Based on a study from 2019, there is a need for additional power to help aid when lines are repaired and power outages. This property is close to transmission lines, close to distribution circuits and area is screened from residential homes. Lines will be underground, under the hwy to the west. The station will be approx. 3 acres and the remainder of the property will be left natural. There are some wetlands on the property, the station will not be by those areas. There will be limited lighting. Only two down facing lights on the control building. There will be flood lights, only used for emergency work at night. The transformer noise will be minimal, sounds like a fan. Do not run all the time, only to keep system cool as needed. 2 60' self-support structures. Tippman asked why are the lines going underground instead of overhead; McGeehan stated due to the wetlands EGLE most likely would not issue a permit to install overhead lines in/over the wetlands.

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

No correspondence was received.

Shane Draper 13256 73rd, received the notice and come to meeting to see the plan and understand the project. No concerns.

Bill Hunter, City of South Haven DPW, stated the substation will help when system is down with repairs, the system will be more reliable.

Kristin Dibble asked if there will be an easement with property owner on other side of hwy, McGeehan stated yes, they are working on that now.

Brian Horan 74024 15th Ave, no concern with project, needed and necessary. He stated he thought there was something with the DNR that the property could only be used for a landfill, maybe from 20+ years ago.

Motion by Poole to close the public hearing, second by Dibble, 5-0 yes, motion passed. Public hearing closed at 7:32pm.

8) New Business

a. Discuss/decision special land use, 73639 12th 80-17-023-006-00. Motion by Poole to recommend approval of the project and site plan to the Township Board, second by Meyer, roll call vote: Poole YES; Dibble YES; TippmanYES; Odland YES; Meyer YES, 5-0 yes motion passed.

b. Senior Service 08337 M140, Temp Use app, food truck events; Dianne Rigozzi. Rigozzi stated Senior Service would like to let food truck owners use their parking lot occasionally. Would like food trucks for weekend of Blueberry fest and then few other events. Motion made by Tippman to approve events for next 12 months and food trucks not to be on property longer than 7 consecutive days, second by Dibble, 5-0 yes, motion passed.

9) Unfinished Business –

a. Did not review text amendments, postpone to next meeting

10) Staff & Subcommittee report

ZBA report- Tippman – no report

Board report – refer to Board minutes

Zoning report – Smalley – MP bid approved. Hope to start the review process soon.

11) Commissioner Comments and Public Comment

12) Adjournment

at 8:05 pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary