

SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES

Wednesday, October 5, 2022

DRAFT

1) Call to Order: 7:00 PM

2) Role Call:

Tippman - present

Kiry – present

Odland - present

Meyer – absent - A motion was made by Poole to excuse Meyer, second by Kiry. 6-0 yes, motion passed.

Poole – present

Dibble – present

Nicol – present

Few audience members, applicants

3) Approval of the Agenda

Odland requested to move Unfinished Business items b to a. Motion by Poole to approve the agenda with change, second by Tippman, 6-0 yes, motion passed.

4) Approval of the Minutes

Motion by Dibble to approve the minutes of September 7, 2022, second by Kiry, 6-0, yes motion passed.

5) Public Comment non-agenda items - Odland introduced new planning commission member, Grant Nicol.

6) Communications / Correspondence - none

7) Public Hearing

Frieda Antonson Trust, 71989 CR 388, 80-17-012-028-00 / 011-029-01. Preliminary site plan for a PUD, 12 acres. 2 acres of commercial and 10 acres 88 housing units (multi-housing buildings). Representative: Peter Jobson, Excel Realty Group. Smalley went over the project: The PUD is a rezone, mixed-use. The commercial will be on the north part of the property by CR 388, there will be one drive into the property- serving the commercial and the apartments. At this time, no special commercial use has been planned. Any use allowed in the commercial district would be allowed. 10-8 unit buildings, 2-4 unit buildings, an office/maintenance building, 48 garage spaces, total 224 total spaces.

Peter Jobson presented. He also developed Maxwell place and Coastal Crossings. Units will be two stories, with a single car garage and basement. Each unit will have own entrance. Market rate apartments. Proposed two phases. 1st – 5- 8 units, 2- 4units, office, infrastructure. 2nd – 5- 8 units. Commercial to be built as sold/needed. Odland asked if the units will be rented or sold like a condo; Jobson stated, leased apartments. Dibble asked the number of bedrooms the units will be; Jobson stated mostly 2 bedroom with a few 3 bedroom. Odland asked if other agencies have been contacted for review: fire dept, road commission, drain commission etc; Jobson stated yes.

A motion was made by Poole to open the public hearing at 7:23pm, second by Dibble. 6-0 yes, motion passed.

Jorge DeGyves, Lighthouse village, sent a letter and also spoke: 2 concerns – ask the developer to leave the 20-30 feet buffer of existing trees, and/or build a berm to help with noise. Also asked if units will be subsidies. Jobson agreed to buffer and said no to subsidies.

Sylvia DeGyves, loves the area; concerned with people coming onto to her property, there is already an issue with people from nearby complex trespassing. She also stated she prefers no bars or loud businesses.

A motion was made by Poole to close the public hearing at 7:33pm, second by Tippman. 6-0 yes, motion passed.

8) New Business

a. discuss / decide – preliminary review PUD 71989 CR 388, 80-17-012-028-00 / 011-029-01.

Tippman asked if commercial area will be a phase 3; Jobson said yes, possibly. Smalley stated this is a rezone, the Board will have final approval. Odland stated the plan is preliminary and few things PC would like for final: agency reviews required, provide elevation pictures and floor plan of typical unit, and all other items required in PUD for final site plan submittal.

Motion by Tippman to give approval of preliminary site plan to move forward to final site plan approval of PUD with requests: 1) all required agency reviews, 2) provide elevation pictures and floor plan of typical unit 3) keep the tree buffer and show on final plan south end of property between Lighthouse Village 4) all other required items per PUD to be on final plan, second by Poole, 6-0 yes, motion passed.

9) Unfinished Business –

a. Referendum Nov election, if passed will require the Township to adopt an ordinance allowing no less than 3 provision centers (dispensaries). Smalley stated she has been working with the Township attorney to work on preliminary ordinance. If the referendum passes, an ordinance is required to be fully adopted by Apr 1, 2023. The attorney prepared a questionnaire for PC to complete, some questions regarding what they would like in the ordinance i.e. : also allow medical, what other types of facilities, cap the number or allow more than 3, zone or district to allow, additional setbacks, other restrictions. PC preliminary discussed: allow medical also, only dispensary, only 3 required, possible setback from a dwelling, drive-thru style, sign, hours, landscape/buffer. Very preliminary zone/overlay area: Blue star Hwy between M-43 south to 12th Ave; M-140 between Blue Star south the 14th Ave. Smalley will discuss these things with the attorney for ordinance draft.

b. Text amendments – Pool 18.20, few more corrections; above ground pools do not require a fence, only inground pools. RV 18.27/18.31 consensus to accept draft; Temp events 18.28 continue with draft, provide seasonal events as separate item. Draft only allow Commercial districts, possible SLU other districts.

10) Staff & Subcommittee report

ZBA report- Tippman – no meeting

Board report – refer to Board minutes

Zoning report – Smalley – possible final for 73 ½ tiny home project Nov meeting.

11) Commissioner Comments and Public Comment

12) Adjournment

at 8:55pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary