

**SOUTH HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

Wednesday, May 3, 2023

DRAFT

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

**2) Role Call:**

Tippman - present

Kiry – present

Odland - present

Meyer – absent

Poole – present

Dibble – present

Nicol – present

**3) Approval of the Agenda**

Motion by Poole to approve the agenda as presented, second by Nicol, 6-0 yes, motion passed.

**4) Approval of the Minutes**

Motion by Nicol to approve the minutes of April 5, 2023, second by Tippman, 6-0, yes motion passed.

**5) Public Comment non-agenda items** - Maureen Lewandowski discussed Dark Sky Movement. South Haven Area Dark Sky Initiative. 83% cannot see the Milky Way due to light pollution. The movement is to require new type of lighting, lower watts, more downward facing and domed. She would like to help with ordinances.

**6) Communications / Correspondence** - none

**7) Public Hearing** - Final site plan review PUD 71989 CR 388, Eagle Wind Apartments, 80-17-012-028-00 / 011-029-01. 2 commercial parcels and 100 units/garages

Smalley went over the application. Final plan for PUD. 100 units, garages, parking and 2 commercial parcels for future development. The buildings have been moved slightly to avoid natural drain and possible wetlands.

Peter Jobson, developer went into little more detail. The project will be in 2 phases; 1<sup>st</sup> phase will be 3 building and the office, 2<sup>nd</sup> phase the remainder. Jobson isn't developing the commercial, those will be sold. After meeting with EGLE on site, the buildings were moved slightly to have least impact on the natural drain and wetlands. Added more green space area. Some of the units will be garages. 2&3 bedroom apartments, larger for families.

Open public hearing 7:26, motion made by Pool, second by Dibble. 6-0, yes motion passed.

No public comments, no one in attendance

Close public hearing 7:27, motion made by Pool, second by Dibble. 6-0, yes motion passed.

**8) New Business**

**a. Temp-Use application- Car Show, Senior Service Parking Lot, May 17**

Motion by Nicol to approve the application for car show, second by Kiry, 6-0 yes, motion passed.

**b. Discuss/decide recommend / not recommend approval to the Township Board final PUD**

Review standards 16.09 A-J, the application meets the standards.

Dibble questioned the retaining wall shown on the plan. May need guard rail.

Motion by Dibble to recommend approval for PUD to the Board with the following conditions:

1. Obtain all required permits and approvals, including but not limited to: fire department, driveway permit, drain commission, building permits, trade permits.
2. 16.08B#1 3<sup>rd</sup> paragraph - Provide documentation stating developer shall provide perpetual maintenance of open space.
3. 16.08F#1 – documentation stating permanent maintenance of common area and facilities

Second by Tippman. Roll Call Vote: Poole-Yes; Dibble-Yes; Tippman-Yes; Odland-Yes; Nicol-Yes; Kiry-Yes; 6-0 yes, motion passes.

**9) Unfinished Business –**

- a. Master Plan revision / update

Open House for the Master Plan was April 29<sup>th</sup> 1-4pm. 5 citizens attended.

**10) Staff & Subcommittee report**

ZBA report- Tippman – Apr 17<sup>th</sup>; 2 apps 13250 Blue Star, front setback 76<sup>th</sup> street for an addition, approved. 76319 11<sup>th</sup> Ave, front setback for a porch, approved.

Board report – refer to Board minutes

Zoning report – Smalley – nothing to report

**11) Commissioner Comments and Public Comment – none**

**12) Adjournment at 8:30pm**

*Respectfully Submitted by:*

*Tasha Smalley*

*Zoning Administrator/Recording Secretary*