

**SOUTH HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

Wednesday, June 7, 2023

Approved with correction 7-5-23

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

**2) Role Call:**

Tippman - present

Kiry – present

Odland - present

Meyer – present

Poole – present

Dibble – present

Nicol – present

**3) Approval of the Agenda**

Motion by Kiry to approve the agenda as presented, second by Dibble, 7-0 yes, motion passed.

**4) Approval of the Minutes**

Motion by Nicol to approve the minutes of May 3, 2023, second by Poole, 7-0, yes motion passed.

**5) Public Comment non-agenda items - none**

**6) Communications / Correspondence - none**

**7) Public Hearing – none**

**8) New Business**

a. Site Plan Review – new building, office and storage, Tree Service Company, Corey Johnson, ~~Our~~ Out on a Limb, 71538 M43, 80-17-024-018-00. Smalley briefly went over the request. Mr. Johnson would like to construct a 60x64 building with 20x24 office area for his tree service business. Property is 12 acres. Mr. Johnson went over his request. The intent is so all his equipment and business are in one place. Currently he is renting and using several properties. Customers won't be coming to this property. The work is done off site. He will store his equipment in the building and have a small office area and break room. Currently employ about 10. The employees will meet at this site and then head out with the equipment for the jobs. The driveway and parking area will be crushed concrete/gravel. No pavement. There will be some storage of wood chips. They will be used around the property and some is given away to other businesses.

Dibble recused herself due to a conflict of interest.

Motion by Kiry to approve the site plan with condition: must obtain all required local, county, and state permits. Second by Tippman. 7-0 yes, motion passed.

**9) Unfinished Business –**

a. Master Plan – continue discuss and update

Brad, Williams and Works, presented the data and information from the survey and open house. There were 263 survey responses from mid-November 2022 – late May 2023. 64% completion rate. This survey information will be inputted into the Master Plan and Brad will start drafting the plan. He purposes to do about 3 chapters a time, there will be about 10 chapters.

**b.** Final review of zoning ordinance text amendments for possible July agenda.

1. RCO re-do
2. Shoreline Protection 14B.03C and site plan review procedure
3. 18.20 Swimming pool
4. Temp Uses/events
5. Temp buildings structures, 18.28 B1-2, will become new section
6. RV's / campers
7. Remove Home Business from all districts; Home Occupation per 18.21, is basically a home business, per #I (SLU)
8. Site Plan Review 22.02G – remove temp fireworks sale - New text in proposed TempUse events
9. Amend Height to possible 50feet for commercial uses, apartments, 3+plexes, townhouse etc – single family homes will remain 35ft
10. Re-do all Chart of uses to be the same format (*Section 18.26 Frontage access road or service drive-review for chart of district regulations 330 ft road frontage*)
11. There is conflict of height for accessory buildings – 18.06E, says 20ft Charts for MDR LDR HDR say 25ft Where is OSC? Typo? Why some 20ft and some 25ft?

**10) Staff & Subcommittee report**

ZBA report- none

Board report – refer to Board minutes

Zoning report – Smalley – nothing to report

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

**12) Adjournment** at 9:00pm

*Respectfully Submitted by:*

*Tasha Smalley*

*Zoning Administrator/Recording Secretary*