

**SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES**

Wednesday, August 2, 2023

DRAFT

1) Call to Order: 7:00 PM

2) Role Call:

Tippman – absent (excused)

Kiry – present

Odland - present

Meyer – present

Poole – present

Dibble – present

Nicol – present

Audience: applicants and Dennis D

3) Approval of the Agenda

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

4) Approval of the Minutes

Motion by Kiry to approve the minutes as presented, second by Meyer, 6-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - none

7) Public Hearing –

Applicant, Patricia Dewenter of Fennville MI, owner Brian Griffin of South Haven MI has petitioned for a Special Use permit for Marihuana Business Establishment at 10155 Blue Star Hwy (80-17-015-088-01)

Smalley went over the application: the property went through site plan review for a building in 2020. The site work is done and the building is up. There will be some interior work done to meet code for a dispensary. The building is 16x40. There will be 10 parking spaces. Tree line around the building and the rear, cannot really see the building from the road. There is not a dwelling on any adjacent parcel.

Motion by Poole to open the Public Hearing at 7:03PM, second by Meyer, 6-0, yes motion passed.

No public comments

Applicant, Patricia Dewenter, spoke about her dispensary in City of Fennville and how much she has learned with the process to start and open this type of business. It is very regulated by the State, lots of rules. This business name will be Flamingo. The business will only be Rec/Adult Use.

Motion by Poole to close the Public Hearing at 7:10PM, second by Dibble 6-0, yes

8) New Business

a. Discuss/decide approve or not approve recommendation to Board for approval of Special Land Use.

Odland referred to Section 15.34 for review standards. 15.34 #1-3 ok; #4 the plan did not show the landscape or buffer. There is a tree line on the road screening the building and tree line in the rear screening. The tree lines (areas) will be added to the plan; #5 there was not a plan submitted for storage or disposal. The product(s) are required to be stored in a locked room when store is closed. The product(s) are not disposed of, they are given back to the vender; this will be added to the plan/or a narrative; #6 will comply; #7 the sign was not shown on the plan. There will be a sign, the sign will comply will all required regulations and added to the site plan; #8 the store does not have odor that is vented outside. The products are packaged; #9 site complies; #10a-i will comply.

Motion by Poole to recommend approval to the Board with conditions: submit amended plan to the zoning administrator, obtained all required local, county, state, federal permits- including but not limited to road commission, drain commission, soil erosion, second by Kiry. Roll Call vote: Poole-Yes; Dibble-Yes; Tippman-n/a; Odland-Yes; Nicol-Yes; Kiry-Yes; Meyer-Yes. 6-0, yes motion passed.

9) Unfinished Business –

- a. Amendment to approved PUD site plan Eagles Wind Apartments, removing a building and adding a 3rd floor to 2 of the buildings.

Several questions regarding parking: what will the parking lot be used for on the northern end of parcel, where the apartment building was and now shown as parking lot. Will the unit renters be using it and walking to their apartment? Is there enough parking by units with new configuration?

Discussed a side walk being added from the parking lot to the apartment office.

The plan is too small to read. Requested a larger size to review.

No decision was made. Requested Mr. Jobson attend the next meeting to go over the changes and the parking, get larger size plan.

- b. Master Plan – draft- Introduction, Chapters 3 & 4

No comments. There will be few more chapters to review at Sept meeting.

10) Staff & Subcommittee report

ZBA report- upcoming meeting Aug 21

Board report – refer to Board minutes

Zoning report – Smalley – may have information on Dark Sky

11) Commissioner Comments and Public Comment – Poole asked if Brad responded to Nicol’s comments last month. This is his response: these are valid arguments and I really think both the Township and City have been strongly impacted over the last couple of decades with short term rental housing that are also rental/vacation homes of out of town property owners. So I really don’t think that all the housing that is these is actually owned and occupied by full time residents year round.

12) Adjournment at 8:20pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary