

SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES

Wednesday, October 4, 2023

Draft

1) Call to Order: 7:00 PM

2) Role Call:

Tippman - present

Kiry – present

Odland - present

Meyer – present

Poole – present

Dibble – present

Nicol – present

Few audience members and applicants

3) Approval of the Agenda

Motion by Poole to approve the agenda as written, second by Tippman, 7-0 yes, motion passed.

4) Approval of the Minutes

Motion by Nicol to approve the minutes of September 6, 2023, second by Dibble, 7-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - none

7) Public Hearing

Applicant, Green Door of South Haven, MI, owner Scott Parker of South Haven MI has petitioned for Special Land Use permit for Marihuana Business Establishment at 09287 Blue Star Hwy, 80-17-015-066-20

Smalley went over the application: Property is approx. 4.67 acres. The project is a new build 48x60, 2880sqft; 16, 10x20 parking spaces.

Applicant went over project: Scott Parker stated the property is off Blue Star and started clearing the land. Stated there will be a driveway off Blue Star and M-140 for better traffic flow. Mark Smith (Green Door) the building will have less windows due to security requirement of the State. There will be cameras everywhere except the bathroom, also per the State rules. There will be landscaping to make the facility look nice.

A motion was made by Poole to open the public hearing at 7:08pm, second by Dibble. 7-0 yes, motion passed.

Roger Paul, citizen of South Haven asked the applicant if this facility will increase crime in the area. Per Mark Smith, in other areas crime has actually decreased.

A motion was made by Poole to close the public hearing at 7:10pm, second by Meyer. 7-0 yes, motion passed.

8) New Business

a. discuss / decide recommend approval/not recommend approval to Township Board, 09287 Blue Star, Marihuana Business.

Kiry asked if a fence would be put around the pond. Mark Smith stated he was wondering if a fence would be required. Discussion about fencing or screening (trees/bushes). The applicant volunteered to protect the pond with fence, trees, bushes and put up signs of no trespass, no access area, etc.

Motion by Dibble to recommend approval to the Township Board with conditions: the applicant screen the pond with fence, trees, bushes, signs and obtain all required approval from Drain Commission, Road Commission, and MDOT, others as required, second by Tippman, Roll Call: Poole-Yes; Dibble-Yes; Tippman-Yes; Odland-Yes; Nicol-Yes; Kiry-Yes; Meyer-Yes. 7-0, yes motion passed.

b. Site Plan Review, Zimmerman Land Co, Ellis Zimmerman, 12306 M-140, 80-17-022-064-00, display lot to sell sheds, portable buildings.

Smalley went over the application: property is 1.1 acres. Used to be gas station back in the day. Outside display of sheds, portable buildings. No office on the property. Sign(s) on the building with information on who to call for information. The buildings will be in the grass area around the gravel drive.

Applicant went over project: the sheds/buildings are made in Ionia Michigan. Sizes range from 6x6 to 14x40. Can be custom made, the display models are for sale.

Nicol asked how the property will be maintained. Mr. Zimmerman said will be mowed and maintained. A local person will be looking after the property. Also asked if the buildings are locked. Mr. Zimmerman stated no, they will be open. A manager can/will meet customers on site also, so the property will not be left unattended.

No further discussion. Motion by Tippman to approve the site plan with condition: obtain any required permits drain commission, MDOT, etc, second by Kiry, 7-0 yes, motion passed.

c. Site Plan Review SOHA Holdings, Brandon Cook, 73369 6th Ave 80-17-011-004-10, construct accessory building

Smalley went over the project: Country House furniture uses the existing building for storage and they would like to build a new 50x80x20 accessory building. Setback approx. 100ft from 6th Ave, rear 32ft; using existing driveway.

Applicant went over project: Stated want to build an accessory building. There will be no outside storage. Trying to place in a location where less trees are removed to keep the tree line. The building will have a bathroom.

Nicol asked the height of the building. Applicant stated 20ft side walls.

No further discussion. Motion by Meyer to approve the site plan with condition: obtain any required permits road commission, drain commission, etc, second by Poole, 7-0 yes, motion passed.

9) Unfinished Business –

a. none

10) Staff & Subcommittee report

ZBA report- Tippman – no meeting

Board report – Kiry - refer to Board minutes

Zoning report – Smalley – master plan draft should be on Nov agenda; no other site plans have been received

11) Commissioner Comments and Public Comment

12) Adjournment

at 7:45pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary