

**SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES**

Wednesday, February 7, 2024

Draft

1) Call to Order: 7:03 PM

2) Role Call:

Tippman - present

Kiry – present

Odland - present

Meyer – present

Poole – present

Dibble – present

Nicol – present

Zoning Administrator: Tasha Smalley

3) Approval of the Agenda

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

4) Approval of the Minutes

Motion by Meyer to approve the minutes of January 3, 2024, second by Meyer, 7-0, yes motion passed.

5) Public Comment non-agenda items - Jim Marquess, Seawall Ct, South Haven – asked if the sidewalks and street lamps will be installed as on the approved site plan of Lighthouse Village and/or required to be installed per the approved plan. Smalley stated she has spoke with the developer Mr. Klett in the past regarding the sidewalk issue. He stated the sidewalks would be finished; each home is putting in sidewalks and what is left will be done with the final road paving/grading. Tippman and Nicol asked about the HOA involvement; Mr. Marquess responded that hard to communicate with HOA, new management company and other issues.

Mike Dense, Beacon Ct, South Haven- stated he has asked Mr. Klett about installing the street lamps and he said that lamps are 4k and piece and the HOA was responsible. Mr. Dense stated the street lamps are on the approved site plan and should be installed/already been installed. The sidewalks and street lights are safety issues/concerns.

Jerry Wright, Beacon Ct, South Haven- Stated his property has extra flooding and sump pump is running non-stop. Thought could be from the area that was filled by 73rd for the new u-haul facility. Odland asked if was more from recent snow melt.

Mike Dense: said at a past PC meeting Crissy (sp) said the sink hole/flooding was from the storm sewer being clogged and the road not being final pave/grade. Water is overflowing. The storm sewer not functioning, may be causing this water/flood issues. Was also brought up that the sink hole is in front of Mr. Wright house.

Mike Dense on behalf of Sean Russell – concerned that the 100feet buffer of wetland on the end by Anchor Drive will be removed. Heard the u-haul facilities owns all the property. Bought this property because of the buffer. Smalley stated that area is protected and in a conservation easement not to be developed.

Mike Dense- Back yards are flooded. Any way to weep tile to drain the storm drain.

6) Communications / Correspondence - none

7) Public Hearings – none

8) New Business –

a. Election of Officers. A motion by Kiry to keep the officers the same; Mark Odland Chairperson, Lowell Tippman Vice-Chair and Kristin Dibble Secretary, second by Meyer. No discussion. 7-0, yes motion passed.

b. Discuss cell tower possible amendment. Smalley received an application for a cell tower at 19220 76th St, zoned MDR. A cell tower is not listed as an allowed use in the district. Cell tower is listed as a Special Use in several other districts. The Special land use section 15.33 called Electronic receiving, transmitting and relay facilities; assume means cell tower. Also no cell tower or ER facility definition. Smalley presented: to add cell tower as a Special use in MDR, add a definition and change the name to be the same in the districts and special land use section. The members looked over the zoning map and discussed the MDR is a residential district; may not be the right district for large cell towers. Not allowed in HDR, which is more dense residential; not suitable either. Cell towers are regulated by the federal government and the Twp may not be able to prohibit towers in districts. The members suggested contacting the Twp attorney for a legal opinion. The PC will proceed in the way the attorney recommends.

9) Unfinished Business –

a. “dark sky” discussion – ran out of time for any discussion, postpone to next meeting

10) Staff & Subcommittee report

ZBA report- Tippman – Jan 15; 3 apps, approved all 3; 2 front and rear setbacks, 1 lot area reduction – Syndicate park

Board report – refer to Board minutes

Zoning report – Smalley – will not be at March meeting; ready for master plan public hearing and public hearing for text cell tower amendment (per attorney recommendation). Discussed to have a special meeting on March 18th for the public hearings.

11) Commissioner Comments and Public Comment

12) Adjournment

at 8:40pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary