

**SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES**

Monday, March 18, 2024

Draft

1) Call to Order: 7:00 PM

2) Role Call:

Tippman - absent

Kiry – present

Odland - present

Meyer – present

Poole – present

Dibble – present

Nicol – present

Zoning Administrator: Tasha Smalley

Planner: Brad Kotrba

3) Approval of the Agenda

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

4) Approval of the Minutes

Motion by Nicol to approve the minutes of February 7, 2024, second by Poole, 6-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - none

7) Public Hearings

1. Review Draft Master Plan Update

Motion by Poole to open the public hearing at 7:05pm, second by Dibble, 6-0 yes motion passed.
No public, no correspondence received.

Motion by Poole to close the public hearing at 7:06pm, second by Dibble, 6-0 yes motion passed.

2. Proposed text amendments to the zoning ordinance: add a definition for Communications Towers; add Communications Towers as a special land use in the MDR District; and re-name 15.33 Electronic receiving, transmitting and relay facilities to Communications Towers

Motion by Meyer to open the public hearing at 7:07pm, second by Nicol, 6-0 yes motion passed.
No public, no correspondence received.

Motion by Dibble to close the public hearing at 7:08pm, second by Poole, 6-0 yes motion passed.

8) New Business –

a. Review/discuss Draft Master Plan; recommend/not recommend to Township Board for adoption.

Planner Brad Kotrba, Williams and Works presented the final draft for master plan with a few changes of suggestions from Mr. Stein. Correct language regarding Utilities, add Recreation areas and language. Also few comments regarding Future Land Use Map with few updates to reflect more density and water/sewer areas. Motion by Poole to recommend approval of the Master Plan to the Township Board, second by Dibble. No further discussion. Roll Call –

Poole-Yes; Dibble-Yes; Odland-Yes; Nicol-Yes; Kiry-Yes; Meyer-Yes 6-0, motion passed.

- b. Review/discuss proposed text amendments; recommend/not recommend to Township Board for adoption.

Smalley went over the proposed text. The current ordinance does not have a definition Communications towers, and the term communications towers is not same title for special land use provision 15.33. This amendment will add the use to MDR, add a definition and change the special land use heading of 15.33 to Communications Towers. Motion by Nicol to recommend approval of proposed text amendments to the Township Board, second by Meyer. No further discussion. Roll Call – Poole-Yes; Dibble-Yes; Odland-Yes; Nicol-Yes; Kiry-Yes; Meyer-Yes 6-0, motion passed.

9) Unfinished Business –

- a. “dark sky” discussion – The planning commission decided to postpone discussion until the zoning ordinance amendment. Now that the Master Plan is done the next step is to amend the zoning ordinance.

10) Staff & Subcommittee report

ZBA report- no meeting to report

Board report – refer to Board minutes

Zoning report – Smalley – a public hearing to scheduled for April meeting for cell tower

11) Commissioner Comments and Public Comment

12) Adjournment

at 7:47pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary