

**SOUTH HAVEN CHARTER TOWNSHIP**  
**PLANNING COMMISSION**  
**MINUTES**

Wednesday August 7, 2024

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  
Smalley, Zoning Administrator  
Many audience attendees

**3) Approval of the Agenda**

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

**4) Approval of the Minutes**

Motion by Dibble to approve the minutes of May 1, 2024 as presented, second by Meyer, 7-0, yes motion passed.

**5) Public Comment non-agenda items -**

Dr. Mike Dense, Beacon Ct: lives in Lighthouse Village, he has a disabled daughter, comment on the sidewalks not being ADA compliant. The site plan (2005) shows the sidewalks supposed to be ADA. There are cross streets the sidewalks are around the corners and not to the street. Sited PUD 16.09 requires sidewalks and lights. The plan (2005) shows sidewalks and lights, the developer should be required to install per the site plan. Also commented on sinkhole Anchor Dr and Beacon Ct. Storm sewer issue. Needs repaired/fixed and should be taken care of immediately.

Jim Horan, 6<sup>th</sup> Ave: questioned the solar farm procedure and why the Township Board sent back to the Planning Commission. Was stated the Site Plan review was not completed, just the special land use, Board kicked it back to go through the site plan review process.

**6) Communications / Correspondence - none**

**7) Public Hearing**

#1 Owner, James Bard of Fulton MI and Applicant Wallick (Graham Welling) of New Albany OH have petitioned for a Preliminary PUD (Planned Unit Development) review to rezone the property and construct 52 dwelling units (3-16 units and 1-4 unit apartments) at V/L (*approx. 09000*) 73<sup>rd</sup> Ave 80-17-014-039-20/25/30-00; approx. 13 acres.

Smalley briefly went over the Preliminary Review process; a Preliminary is required with a PUD (Planned Unit Development). This review is to look over the basic concept, idea, layout, setbacks, density, open space, parking, etc.

Graham Welling, Wallick Development went over a few things: Wallick is a developer and property manager, senior and affordable housing. Based in Columbus, started in 1966, approx. 13,000 units. The company owner the properties developed and manage. Few projects in Michigan, Holland, Muskegon, Traverse City and Detroit. A housing needs assessment was done and found a need for housing, low-mid income. MSHDA project, bid round in October. This project is approx. 13 acres; 52units, 4 buildings, office/club house, play ground, ev Charging stations. Requesting less parking than required in Ordinance, there is an exception with parking study to show less parking is appropriate.

Motion by Tippman to open the public hearing at 7:20pm, second by Poole, 7-0yes, motion passed.

#### Public comment

Walter Glogowski, Compton Dr: 52 is lot of units, in the area of 73<sup>rd</sup> and 8<sup>th</sup> Ave approx. 370 acres there are approx. 50 homes; proposed is an increase of 100%, prefer the project to be downscaled.

Wendy Steudle, 73<sup>rd</sup> St: number of units seem to be too much, the road is already an issue. Looked up the company Wallick, overall 2.1 rating, issues with upkeep, employees did not give good review, BBB bad review.

Rita Farrell 73<sup>rd</sup> St; lived in home 23 yrs, road not made for more traffic.

Barrett Mills, 73<sup>rd</sup> St; road is an issue, very busy, there is zoning area is single homes not apartments.

Jim Bard, Fulton MI: by adding more people, may get lower speed limit

Dr. Mike Dense, Beacon Ct: several projects solar farm, apartments, uhaul facility, road too small and speed too fast.

Mary Glogowski, Compton Dr; too many more people, limited grocery stores for the additional people.

Mike Dopp, 73<sup>rd</sup> St; area not zoned for this, there is a need for housing, would not had built home here if knew this would happen.

PC member Tippman; how is this funded? Private investors? If this falls thru then what? Wheel and deal public funds. Not a fan of reduced parking.

PC member Dibble; how are units rented, income based. Plans to expand? Graham stated not at this time.

PC member Nicol; can change how rented, not allow STR. Graham stated 45year funding, cannot change.

PC member Poole; how to accommodate less parking; Section 20.A has an exemption with a parking study.

Graham stated there could be land banked for future parking if needed.

PC member Kiry; talked about this road for years, class a road on a class c budget. Roads are expensive.

Motion by Poole to close the public hearing at 8:04 pm, second by Dibble, 7-0yes, motion passed. *Went to new business a*

#2 Owner Nancy Cain of South Haven and Applicant, 152<sup>nd</sup> Farm LLC (Matthew Bakker) of Holland MI have petitioned for a Rezoning, VL (*approx. 04500*) 73 ½ St 80-17-011-001-01. Current zone Highway Service Commercial (HSC), rezone request is to Community Service Commercial (CSC) {for proposed warehouse/office for Landscape Maintenance Operations}; approx. 3acres

Smalley went over request: applicant Landscape Design, Matt Bakker requests a Rezone from HSC to CSC, V/L 73 ½ St, part of this property is in the city. The city area will be used for parking and the applicant has been working with city. If rezoned, the applicant will apply for site plan for new office/maintenance facility for landscape design company based out of Holland.

Matt Bakker, spoke on behalf of owner, Nancy Cain, Landscape Design is a generational Company, wishing to expand in maintenance, lawn mowing, snow removal, etc. They have a lot of customers in south haven area and want to expand here. Facility will be an office, fenced in area for trucks, equipment, pole barn for maintenance on vehicles, minimal material on site, some mulch and/or soil.

Motion by Tippman to open the public hearing at 8:35pm, second by Meyer, 7-0yes, motion passed.

Jim Horan 6<sup>th</sup> Ave; lives ½ mile away, this is a good company, they do a lot of work in south haven area.

Barrett Mills 73<sup>rd</sup> St; ok with the project, fits the area with other commercial businesses

Motion by Poole to close the public hearing at 8:45 pm, second by Dibble, 7-0yes, motion passed. *Went to new business b*

## **8) New Business –**

a. Review/decision Preliminary PUD V/L 73<sup>rd</sup> St

22.05A requires a public hearing for Preliminary PUD

22.05B2a-h, required on plans; items on plan

16.01B Type II rezone; MDR to MFR

Proposed project meets the basic requirements, lot size, density, open space, setbacks. No wetlands or floodplains. The plan shows less parking than required, 119, show 88. 20.0A provides for relief with a parking study.

Dibble- there is no shoulder on the road, traffic study should be done. Who or how to reach out to the road commission for the road?

Discussed Parking study, traffic study, screening (natural tree lines); check with city for water/sewer availability; plan shows one dumpster, may need two; applicant was told to contact SHAES for parking aisle width approval.

Motion made by Poole to approve the Preliminary plan to proceed to final site plan submittal with conditions: 1) final plan/packet must include all the items required in Art 16 PUD, 2) provide a traffic study, 73<sup>rd</sup> St, 3) provide a parking study per 20.0A, second by Kiry. No discussion. Roll Call – Poole-Yes; Dibble-Yes; Tippman-Yes; Odland-Yes; Nicol-Yes; Kiry-Yes; Meyer-Yes 7-0, motion passed.

Odland recessed the meeting for 5 minutes

Resumed meeting 8:31p

*Went to public hearing #2*

b. Review/decision Rezone v/l 73 ½ St

Dibble asked if Landscape Design will be the owner, Mr. Bakker said yes.

Discussion about surrounding area, other parcels are commercial, not spot zoning.

Motion made by Tippman to recommend approval to the Township Board of the rezone request from HSC to CSC, second by Poole. No discussion. Roll Call – Poole-Yes; Dibble-Yes; Tippman-Yes; Odland-Yes; Nicol-Yes; Kiry-Yes; Meyer-Yes 7-0, motion passed.

**9) Unfinished Business – none**

**10) Staff & Subcommittee report**

ZBA report- meeting July 11, request for front yard setback of a pool on Woodcrest Dr; request was approved.

Board report – refer to Board minutes

Zoning report – there will be a public hearing for rezone request Sept meeting

**11) Commissioner Comments and Public Comment**

**12) Adjournment**

at 9.05 pm

*Respectfully Submitted by:*

*Tasha Smalley*

*Zoning Administrator/Recording Secretary*