

SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES

Wednesday September 4, 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
few audience attendees

3) Approval of the Agenda

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

4) Approval of the Minutes

Nicol stated the motion for rezone 73 ½ was incorrect, Tippman and Nicol were No. Motion by Nicol to approve the minutes of August 7, 2024 with correction, second by Dibble, 7-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - none

7) Public Hearing

Owner Benjamin and Jacquelyn Stegman of South Haven MI have petitioned for a Rezoning at 01821 73rd Street 80-17-002-056-10. Current zoning MDR (Medium Density Residential), rezone request is to Community Service Commercial (CSC); approx. 2.9 acres

Tippman recused himself due to a conflict of interest.

Smalley went over the application: rezone request at 01821 73rd St, approx. 2.9ac. Current zone Med Den Res, request is to Com Srv Com. This parcel borders property in the city, which is used for commercial. This property used to a meat packing plant. The Future Land Use Map shows this area as commercial.

Applicant, Mr. Stegman added: this property is on a deadend street. He owns another property to the north that is for sale. Pete Buys, prospective buyer, would like to use the property for a concrete wholesale business. Typical office, staging area for product. Wholesale business, so not open for retail sales. Contractors, company's will be picking up product.

Motion by Poole to open the public hearing at 7:09pm, second by Meyer, 7-0yes, motion passed.

Public Comments:

Joe Dubina, 73rd St, resident of the area for a few years; several houses to the north of this property; concern with the narrow road and truck traffic; nice natural area, concern with clear cutting the property. Applicant stated: property will stay basically as is, not removing trees, just fixing the driveway and parking area.

Scott Raue, 73rd St, his property is few properties to the north; all wooded, wetlands, wildlife; maybe more rezone in future. Applicant responded: this property does not have Wetlands.

Pete Buys stated the property will remain natural, no retail, contractors will pick up property.

Motion by Poole to close the public hearing at 7:18 pm, second by Nicol, 7-0yes, motion passed.

8) New Business –

- a. Review/decision Rezone 73rd, Stegman, MDR to CSC

Dibble is concerned with the proposed new use, is it allowed? Odland stated the site plan review will be another meeting, this meeting is for the rezone. Nicol also concerned with the proposed use might not be allowed. Smalley stated there was a discussion for applicant to read the CSC uses, and there will be another meeting for site plan review.

Fact of Finding 25.06

- A. Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan; rezone is consistent, pg 62 future land use map shows this area commercial.
- B. Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area; Yes, other commercial uses in the area.
- C. Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning; Commercial uses could stress the road, other services will not be impacted.
- D. Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land. Equally, other commercial and was commercial in the past.

Motion made by Nicol to recommend approval to the Township Board of rezone request from MDR to CSC, second by Kiry. No discussion. Roll Call – Poole-Yes; Dibble-No; Tippman-n/a; Odland-No; Nicol-Yes; Kiry-Yes; Meyer-Yes 4-2, 1 abstain vote, motion passed.

Tippman resumed to meeting.

b. Start discussion on zoning ordinance update

Brad Kotrba, Williams and Works went over the plan for the zoning ordinance update. First will do a review for state statute compliance, other deficiencies. Once that is done, comments will be presented and we can start to go thru the ordinance. Plan to go thru the ordinance from the beginning, but the definitions will be done last.

Smalley suggested the PC members read through the ordinance and make notes to go over.

9) Unfinished Business – none

10) Staff & Subcommittee report

ZBA report- upcoming meeting Sept 16th and 23rd

Board report – refer to Board minutes

Zoning report – possible 2 site plan reviews

11) Commissioner Comments and Public Comment

12) Adjournment

at 8:31 pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary