

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

Tuesday December 17, 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

**3) Approval of the Agenda**

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

**4) Approval of the Minutes**

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

**5) Public Comment non-agenda items - none**

**6) Communications / Correspondence - none**

**7) Public Hearing**

Proposed text amendments to the zoning ordinance: amend Sect 11 CSC (Community Service Commercial) to add Multi-family dwelling unit buildings as a Special Use and amend height to not exceed 55 feet.

Motion by Poole to open the public hearing 7:02pm, second by Dibble, 7-0yes, motion passed  
No public, not correspondence received

Motion by Poole to open the public hearing 7:03pm, second by Dibble, 7-0yes, motion passed

**8) New Business –**

a. Discuss/decide text amendments

Smalley went over the proposed amendments. There is a development proposed for senior housing on M-140 close by the Senior Service building. This property is currently part of the 425 agreement with the City of South Haven. The property will be reverted back to the Township. The development is 4 story apartment complex, approx. 43 units and 50-55ft in height. The parcel is zoned CSC and multi-family is not an allowed use. This amendment

would allow multi-family as a special use and increase height to 55ft for all commercial structures.

Comments: there have been a few other projects that needed a text amendment and that is not a good process for the commission.

The zoning ordinance is outdated and the amendments were partly because of the outdated ordinance.

Good project, housing is needed, but moving fast to amend the ordinance is not good.

Revisit the height during ordinance update

Motion by Tippman to recommend approval of the amendments to the Township Board, second by Nicol, roll call vote: Poole-Yes; Dibble-Yes; Tippman-Yes; Odland-Yes; Nicol-Yes; Kiry-Yes; Meyer-Yes; 7-0yes, motion passed.

- b. Review audit of zoning ordinance from Williams and Works, Brad. The audit was provided the day of the meeting, no time to review it. Special meeting will be set up in February to go over it.
- c. 2024 Planning Commission Year Report was presented

## **9) Unfinished Business**

- a. No unfinished business

## **10) Staff & Subcommittee report**

ZBA report- Tippman - meeting Dec 5<sup>th</sup>, Mr. and Mrs. Lewis 15883 77<sup>th</sup> St, request front yard setback relief to build a garage; variance was approved.

Board report – Poole, new Board rep, gave report. Kiry was appointed to the PC; discussed STR ordinance, approved the rezonings 73<sup>rd</sup> and 73 ½ St.

Zoning report – possible for Feb; temp use app, hotel amend site plan, Stash, site plan for recently rezoned on 73<sup>rd</sup>.

## **11) Commissioner Comments and Public Comment**

Tippman appreciative of the PC and all the work they do.

## **12) Adjournment**

at 8:05 pm

*Respectfully Submitted by:*

*Tasha Smalley*

*Zoning Administrator/Recording Secretary*