

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

Wednesday, February 5, 2025

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

Zoning Administrator: Tasha Smalley

Applicants and other audience persons

**3) Approval of the Agenda**

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

**4) Approval of the Minutes**

Motion by Meyer to approve the minutes of December 17, 2024, second by Tippman, 7-0, yes motion passed.

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

**6) Communications / Correspondence - none**

**7) Public Hearing –**

Applicant Stash Ventures LLC and owner FHB 2, LLC have petitioned for special use for Marihuana Business Establishment at 13537 M140 Hwy, 80-17-022-040-00.

Smalley went over the application. Preliminary was Oct 2 2024, the plan was approved with condition to provide a parking study to exceed the number of allowed spaces. The applicant has provided the parking study and final site plan set of plans.

Motion by Tippman to open the public hearing, second by Dibble; 7-0vote yes, motion passed.

Dante Pineau, Mitten State Engineering represented Stash Ventures. Attorney Douglas Mains, was in attendance to answer questions if needed. Dante went over the application and site plan; property is 6.2 acres, proposed building 4950sqft, approx. 60 parking spaces.

Nicol asked about the parking study and where 400 cars came from? Dante stated Stash has 15 other locations and some of the data was based on those location averages. The high volume is fast in and out traffic for pick up orders.

No public comment.

Motion by Kiry to close the public hearing, second by Tippman; 7-0vote yes, motion passed.

**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 Poole. No discussion. 7-0, yes motion passed.

b. Temp Use, food truck – 19808 Ruggles Rd, The Fields Store. Nathan and Sommer Field would like to add a food truck (trailer) to their property in addition to the store. They would serve ice cream, hot dogs, and like to start. The store is open April – November. The food trailer would stay on site, next to the store. PC went over the review standards 18.23B#1-8, note the plan and application met all the requirements.

Odland asked the audience for public comment, no public comments.

Motion by Poole to approve the Temp-Use Permit for a food trailer with conditions: 1. Allowed to be open from April – November, 2. Health Department approval (license) to be obtained and a copy given to the zoning administrator prior to opening; second by Meyer. No discussion. 7-0 yes, motion passed.

c. Ulmor Group, 71751 CR 388, Townplace Suites Hotel, site plan amendment, move hotel approx. 50/60ft to the south. Brian Biskner, Ulmor Group went over the application. After the approval in Nov 6 2024, the group started the engineering for the property and realized that moving the building to the south would avoid extra amount of fill to be brought in. Some other minor changes: removed an aisleway and some parking spaces. Still 126 spaces. Also still working with neighbor for easement for driveway and utilities. Motion by Tippman to approve the amended site plan, second by Nicol. No discussion. 7-0vote, yes, motion passed.

d. Discuss/decide special use MBE, 13537 M140

PC went over the Special Use Fact of Finding 15.06

- A. Will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance. Yes
- B. Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. Yes, plan is designed to meet these standards.
- C. Will be served adequately by essential public facilities and services; such as, highways, roads, police and fire protection, drainage structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed special use shall be able to provide adequately any such service. Yes
- D. Will not be hazardous or disturbing to existing or future neighboring uses. Will not.
- E. Will not create excessive additional requirements at public cost for public facilities, utilities and services. Will not.

PC went over Site plan review fact of finding 22.06D

1. SURFACE WATER DRAINAGE; approved by drain commission
2. DRIVES, PARKING AND CIRCULATION: in compliance with ordinance, parking study submitted for Parking requirements.
3. ROADS, UTILITY SERVICE AND INFRASTRUCTURE: meets ordinance requirements
4. SIGNS AND LIGHTING: meets the ordinance requirements
5. SCREENING AND BUFFERING: no screening required, next to commercial property

**9) Unfinished Business –**

a. none

**10) Staff & Subcommittee report**

ZBA report- Tippman – nothing to report

Board report – Poole, working on reverse 425 agreement for the 08729 M140, 80-53-272-002-00; working on Short term rental ordinance, few amendments; approved the text amendment for height and add as special land use.

Zoning report – Smalley – received application for proposed apartments on M140, Senior Services

**11) Commissioner Comments and Public Comment**

**12) Adjournment**

at 8:05pm

*Respectfully Submitted by:*

*Tasha Smalley*

*Zoning Administrator/Recording Secretary*