

**SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES**

Wednesday, April 2, 2025

Approved with correction May 7, 2025

1) Call to Order: 7:00 PM

2) Role Call:

Tippman - present
Kiry – present
Odland - present
Meyer – absent
Poole – ~~absent~~ present
Dibble – present
Nicol – present

Audience:

Zoning Administrator: Tasha Smalley

Brad Kotrba

Motion by Poole to excuse Meyer, second by Kiry, 6-0 yes, motion passed.

3) Approval of the Agenda

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

4) Approval of the Minutes

Motion by Nicol to approve the minutes of February 5, 2025 with correction: motion for wetland mitigation 17711 76th was not a roll call vote, second by Tippman, 6-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - Received MTA (Michigan Township Association) flyer regarding having some classes on hot topics.

7) Public Hearing – none

8) New Business –

a. Review draft text amendment language to allow drive-thru window for Marihuana Business Establishments, 15.34#10h. Smalley presented rough draft text:

-A drive-through window is permitted. Only 1 per premise.

-Shall be part of the main building, not allowed in an accessory building or mobile center.

-Shall meet all building code requirements and state requirements.

-3 stacking spaces, with each space being at least 20 feet long. Cars stacking in the road right of way is prohibited.

Nicol stated should be more added to building code and state code requirements, be more specific. Brad looked up Cannabis Regulatory Act and found some language that could be added regarding specifics on window type, construction. Smalley will work on additional language.

9) Unfinished Business –

a. Zoning Ordinance update, Brad Kotrba, Williams and Works. Residential Districts, LDR MDR HDR and MFR.

Review of proposed Articles XI through IX. Discussion should center around permitted uses, special uses, and any additional standards. In addition, should we include more specific development standards in the Multifamily Residential District.

Discuss the addition of density bonuses and other methods to allow developers to increase the density for residential development and specifically what districts these

Remainder of the districts will be reviewed at the next meeting.

10) Staff & Subcommittee report

ZBA report- Tippman – nothing to report

Board report – Poole – working on STR ordinance amendments, Applewood Condo to improve road to be taken over by VBCRC, discussed what to do with marihuana money from state

Zoning report – Smalley – PH for May, PUD res project 73 ½ St

11) Commissioner Comments and Public Comment

12) Adjournment

at 9:10pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary