

**SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES**

Wednesday, May 7, 2025

draft

1) Call to Order: 7:00 PM

2) Role Call:

Tippman - present
Kiry – present
Odland - present
Meyer – present
Poole – arrived late
Dibble – present
Nicol – present

Audience:

Zoning Administrator: Tasha Smalley

Brad Kotrba

Applicants

3) Approval of the Agenda

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

4) Approval of the Minutes

Motion by Nicol to approve the minutes of April 2, 2025 with correction: change Poole to present, second by Tippman, 6-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - none

7) Public Hearing –

Safe and Easy Self Storage LLC has petitioned for Preliminary review residential PUD (Planned Unit Development) to construct 35 homes. V/L 73 ½ Street (approx. 05200), 80-17-011-032-60.

Smalley briefly went over the application: Preliminary review for PUD Type II rezone to HDR. Property is 7.1 acres. Proposed project is 35 homes, mostly attached single family homes, approx. 30x50.

Ade Adewoye, Architect provided floor plan and exterior elevation; stated the end units will be 3 bedrooms.

Open Public Hearing 7:13p

No public comment

No correspondence received

Nicol asked about egress; Mr. Adwwoye stated there will be 2 exit doors, one in the front and one in the back.

Mr. Adewove stated there will be a lot of landscaping to help soften the buildings.

Mr. Pirsein, Merritt Midwest, Engineer, went over the infrastructure: proposed private sewer, extend water main, add a fire hydrant, 2 entry ways, working with Peterson Environmental for permits with EGLE for wetland areas.

Tippman asked if the development will be phased; owner Mr. Crist said yes, maybe 3-4 phases.

No further questions or comments

Motion made by Kiry to close the public hearing at 7:22, second by Dibble, 7-0yes, motion passed.

8) New Business –

a. Discuss Preliminary review PUD

Odland read over the Review Standard in 16.09 A-J, consensus the standards are met for the preliminary. Dibble questioned the parking; size of spaces, any area for overflow parking.

Motion by Nicol to approve the Preliminary site plan for rezone PUD Type II to HDR with conditions: final site plan provides all the requirements per PUD ordinance and review and/or permits from the agencies including but not limited to: road commission, drain commission, fire department, City for water and sewer. Second by Kiry. Roll call vote: Poole-Yes; Dibble-Yes; Tippman-Yes; Odland-Yes; Nicol-Yes; Kiry-Yes; Meyer-Yes. 7-0yes, motion passed.

9) Unfinished Business –

a. Zoning Ordinance update, Brad Kotrba, Williams and Works. Commercial and Industrial Districts.

Review of proposed Articles X through XIII. Discussed permitted uses, special uses, and any additional standards. Combined districts together. Added new term live/work units. Combined uses together that were same use group.

Next meeting work on Overlay district, and create the table with uses, then supplemental standards.

10) Staff & Subcommittee report

ZBA report- Tippman – nothing to report

Board report – Poole – adopted STR ordinance amendments, may go back and amend the length of stay per zoning district.

Zoning report – Smalley – Site plans for June, site plan review for landscape company and preliminary PUD for housing development.

11) Commissioner Comments and Public Comment

12) Adjournment

at 9:00pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary