

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

Wednesday, August 6, 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

Audience:

Zoning Administrator: Tasha Smalley

Applicants

**3) Approval of the Agenda**

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

**4) Approval of the Minutes**

Motion by Meyer to approve the minutes of June 4, 2025 as presented, second by Nicol, 7-0, yes motion passed.

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

**6) Communications / Correspondence - none.**

**7) Public Hearing –**

1. Safe and Easy Self Storage LLC has petitioned for final review residential PUD (Planned Unit Development) to construct 45 homes. V/L 73 ½ Street (approx. 05200), 80-17-011-032-60, 80-17-011-001-01, [80-53-620-050-00].

Smalley briefly went over the application: Final review for PUD Type II, rezone, HDR. The preliminary plan proposed 35units with 7ac, final proposed 45units with 10ac. There is also 1.4ac in the City. Development proposed to include a pool, basketball court, pickleball court.

Odlund aske how long this project may take or will be done in phases; Mr. Crist stated there will be phases, approximately 3-4, depending on all construction factors.

Dibble asked when the infrastructure will be put in/done; Mr. Crist stated will be installed per phase, there will be a temp driveway during construction, each phase will be completed, including infrastructure.

Motion made by Poole to open the public hearing at 7:15, second by Dibble, 7-0yes, motion passed.

No public comment. No correspondence received.

Motion made by Tippman to close the public hearing at 7:16, second by Poole, 7-0yes, motion passed.

2. Samaritas Affordable Living Sunset Grove, Senior Service of Van Buren County have petitioned for a special use to construct a 43-unit apartment complex at 08729 M-140 Hwy 80-17-015-005-01/80-53-272-002-00.

Smalley briefly went over the proposed project; Van Buren County Senior Service with Samaritas proposing to construct a 42unit apartment complex for age 55 and older on 1.3 acres. Unique property will have access easement for shared driveway off M140 and agreement with VBCO SS for parking. The required spaces is 97 and the site proposes 35.

Joel Lautenback, Samaritas went over the project. This site plan approval is required to get funding for the project. MSHDA requires full Twp approval to continue with the funding application due Oct 1st. The apartment building proposed 4-story, 42 units, 1 & 2 bedroom units. For age 55 and older. Not assisted living, no staff on site, but there will be on site property manager. The Van Buren County Senior Service is very close and the occupants can take advantage of the services.

Tippman asked who funds the engineering work (site plan, drawings, etc); Joel stated Samaitas fronts the money and gets reimbursed if funding awarded.

The units are income based. Rent is based income and is tiered based on how much income.

Nicol asked if any medical services will be available on site; Joel stated no.

Motion made by Dibble to open the public hearing at 8:04, second by Tippman, 7-0yes, motion passed.

Michael Saenz, 70963 M43- stated in support of the project

Diane Rigozzi, Director of VBCO Senior Service – been a dream to develop an area for seniors. This property was up for sale and purchased it, then contacted Samaritas to construct it.

Motion made by Kiry to close the public hearing at 8:10p, second by Tippman, 7-0yes, motion passed.

#### **8) New Business –**

- a. Discuss/decide Final review PUD rezone, HDR

Discussed Bond to ensure completion of utilities and infrastructure (16.03C)

Plans will need to be amended if gate is eliminated. The construction plans show the units staggered and the site plan show the units straight; amend site plan to show stagger pattern. And must maintain the driveway width shown on plan; driveway width of 35ft and driveway with parking area 75ft.

Swimming pool requires permit/approval from EGLE.

Odland read over the Review Standard in 16.09 A-J, consensus the standards are met for the final site plan.

Motion made by Tippman to recommend approval to the Township Board for PUD, rezone to HDR, with following conditions:

1. Bond is required for all phases, bond cost to be determined by the cost of each phase. Bond fee approved by the Township Board.
  2. Permit approvals from all agencies including but not limited to Federal, State, County, local: road commission; drain commission; Municipal (water/sewer); fire department, EGLE, SESC
  3. Copy of the final Master Deed for the record
  4. Amend the site plan for the gate if removed. Show staggered building design. The staggered design should not decrease the driveway width of 35ft and the driveway width with parking 75ft.
- Second by Meyer. No further discussion. Roll Call Vote: Poole-Y; Dibble-Y; Tippman-Y; Odland-Y; Nicol-Y; Kiry-Y; Meyer-Y. 7-0yes, motion passed.

**b. Discuss/decide special use, apartment 42 units**

Chairperson Odland went over 15.06, Required standards for Special land use.  
Planning commission consensus that all the standards are met A-E

Chairperson Odland went over 22.06D, Criteria for Site Plan Review

1. Surface water drainage – drain commission will approve water management plan
2. Drives, parking, circulation – need final paperwork for easement for driveway and parking lot
3. Roads, utility service and infrastructure – easement for sewer line(s)
4. Signs and lighting – all downward facing
5. Screening and buffering – commercial surrounds, will be landscaping and parking lot islands, sidewalks

Concern with people walking from apartment to senior service building. Not a good pathway.

Concern with parking lot layout, backing out of spots, tight aisle way

Concern with parking in senior service parking lot, how carry groceries, will there be a drop off area?

Joel commented that typically (from other apartments constructed) 1 car per unit and many do not have a car. There should not be many cars parking in overflow. Also, there will be signed and striped pedestrian pathway to walk to senior service.

Motion by Tippman to recommend approval to the Township Board for Special Land Use with the following conditions:

1. Permit approvals from all agencies including but not limited to Federal, State, County, local: drain commission; Municipal (water/sewer); fire department, SESC
  2. Copy of recorded access easement agreements with Senior Service, owner 80-17-015-029-50, sewer easement
- Second by Kiry. No further discussion. Roll Call Vote: Poole-Y; Dibble-Y; Tippman-Y; Odland-Y; Nicol-Y; Kiry-Y; Meyer-Y. 7-0yes, motion passed.

**9) Unfinished Business – none**

**10) Staff & Subcommittee report**

ZBA report- Tippman – nothing to report

Board report – Poole – no business pertaining to PC to report

Zoning report – Smalley – public hearing app to renew PUD from 2014

**11) Commissioner Comments and Public Comment**

**12) Adjournment**

at 8:45pm

*Respectfully Submitted by:*

*Tasha Smalley*

*Zoning Administrator/Recording Secretary*