

SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES

Wednesday, September 3, 2025

draft

1) Call to Order: 7:00 PM

2) Role Call:

Tippman - present
Kiry – absent (excused)
Odland - present
Meyer – present
Poole – present
Dibble – present
Nicol – present

Zoning Administrator: Tasha Smalley

Audience:

Applicants

Township resident(s)

3) Approval of the Agenda

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

4) Approval of the Minutes

Dibble suggested adding the other audience members after roll call. Motion by Dibble to approve corrected minutes of August 6, 2025, second by Nicol, 6-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - Two flyers for upcoming meetings. 1. MSU Extension Land Use Planning and Zoning Certificate Courses. 2. MTA Township Planning and Zoning Team Retreat

7) Public Hearing –

Michael and Terry Hill Trust has petitioned to renew Planned Unit Development approval from October 1, 2014; 11 acres, 84-unit RV campground at 70544 & 70460 CR 388, 80-17-001-053-30 / 001-017-00

Smalley briefly went over the application: This project Planned Unit Development (PUD), special land use- campground was already approved on Oct 1 2014. The project was not started and this application is to renew the previous approval; approx 11 acres, 84 unit RV's.

Mike Hill added few comments: after the approval in 2014 he has some health problems that set the project back. And then economy, etc.

Odland asked what that site size will be; Mr. Hill stated approx. 40x80, 3200sqft.
And what months will be open; Mr. Hill stated approx. April-Nov

Also asked if the RV's will stay on the site(s) all year or will they be required to be removed; Mr. Hill stated he wasn't sure at this time, but was ok with RV's staying on site all year, but campground still closing Nov(ish).

Tippman had a question about the 20 feet wide internal drives; Mr. Hill stated the fire department signed off on the site plan in 2014.

Odland read part of the approved minutes Oct 1 2014.

Motion made by Meyer to open the public hearing at 7:10, second by Tippman, 6-0yes, motion passed.

Public Comments

Dick Frazier, CR 388 – concerns with traffic, the road currently cannot handle all the traffic. There have been accidents. Stated there are problems with the tenants in the apartments, police have been involved. He would prefer a berm and fence to stop trespassers and trash. Commented that the by-pass land would take away someone's yard/property.
Letter of correspondence

Lynn Arnold, CR 388 – requests additional screening and setback to protect her back yard. Also requests two trees to not be removed.

John Hill, CR 388 – applicant rebut the comments. He met with Ms. Arnold and went over the screening and trees. Also, the tenants are being addressed, takes 3 months to evict. The road is busy. The Master Plan shows this area commercial. The by-pass will be in the right of way, not in anyone's yard.

Motion made by Meyer to close the public hearing at 7:20, second by Dibble, 6-0yes, motion passed.

8) New Business –

- a. Discuss/decide renew PUD from October 1, 2014, campground

The approval conditions from 2014 required the fence to be 4ft, the plan says 3ft. That will need to be corrected.

Dibble stated that the original approval conditions should stay the same and renew other approvals (fire department, road commission, drain commission, EGLE)

Tippman stated that is more traffic than 10 year ago.

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

Motion made by Meyer to recommend approval to the Township Board for renewal of Planned Unit Development, campground with the following conditions:

1. Permits/approvals are renewed; fire department, road commission, drain commission, municipal water/sewer, etc.
2. All permits for a campground are obtained; Federal, State, County, local; EGLE, SESC, construction permits (building, etc)
3. Screening on the east side to be increased to 6 feet from the 50-foot setback line to the rear

line of the adjacent house, and to increase the rest of the fence height to 4 feet on the boundaries.

Second by Poole. No further discussion. Roll Call Vote: Poole-Y; Dibble-Y; Tippman-Y; Odland-Y; Nicol-Y; Kory-absent; Meyer-Y. 6-0yes, motion passed.

b. Site plan review, O'Hodge Properties, 13282 M140, construct a building for construction business, storage and showroom 30x60.

Smalley briefly went over the project: O'Hodge Properties purchased 13240 M140, 0.42ac and demo'd the house and plan to build a 30x60 accessory building for storage and showroom for construction business.

Mike Hodge stated the building is to showcase more designs, add more customer meeting space and storage. The building will compliment the office building and the other storage building.

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

1. Surface water drainage – project will not require drain commission approval
2. Drives, parking, circulation – existing driveway, spaces added on the plan; circular drive
3. Roads, utility service and infrastructure – already existing
4. Signs and lighting – small sign on the building; all lighting will be downward facing
5. Screening and buffering – natural woods surround the property, keep as many trees as possible

Motion by Poole to approve the site plan for 30x60 accessory building with the following condition:

1. Obtain permit approvals from required agencies. Second by Meyer. No further discussion. 6-0yes, motion passed.

9) Unfinished Business – none

10) Staff & Subcommittee report

ZBA report- Tippman – nothing to report

Board report – Poole – property at 09160 M-140 taken out of 425 agreement and back in Township. The apartments and PUD were approved.

Zoning report – Smalley – continue review for 6th Ave PUD and site plan for landscape company CR 388 for Oct meeting

11) Commissioner Comments and Public Comment

12) Adjournment

at 9:00pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary