

**SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES**

Wednesday, November 5, 2025

Approved December 3, 2025

Workshop meeting 6p

Brad Kotrba, Williams and Works – ZO update – General Provisions
Reviewed new article 13, General Provisions

Regular meeting

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

Audience:

Applicants

Township resident(s)

3) Approval of the Agenda

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

4) Approval of the Minutes

Nicol, the motion for agenda and minutes need to be corrected, Kiry was not in attendance for the motions.

Motion by Grant to approve the minutes as correction, of October 1, 2025, second by Meyer, 7-0, yes motion passed.

5) Public Comment non-agenda items -Kiry stated the number one priority is to sell this community, all come together. Work together on Affordable House. Nicol stated he disagrees and thinks job is to protect the community.

6) Communications / Correspondence - none

7) Public Hearing – none

8) New Business –

- a. Amend already approved Site Plan, proposed new hotel, 71751 Phoenix (CR 388) 80-17-012-047-01 relocating the driveway entrance off Phoenix from west to east side

Smalley briefly went over the project: PC approved amended plan May 2025, this amendment is to relocate the driveway from west to east side and amend detention pond(s)/swales.

Brian Biskner, Ulmor Group went over project: was not able to work out the shared driveway / shared easement with the development to the west so the driveway is being moved to the east side of the property and detention areas reconfigured.

PC went over the site plan and discussed the detention area(s). No further questions.

Motion by Tippman to approve the revised site plan to relocate the driveway and detention areas for proposed hotel with the following condition: 1. Obtain permit approvals from all required agencies. Second by Poole. No further discussion. 7-0yes, motion passed.

9) Unfinished Business

- a. Zoning Ordinance updates, continue general provisions, Brad Kotrba, Williams and Works, continue from workshop meeting at 6p; went thru new general provisions to 13.21 private roads. Special meeting December 3 at 5p to continue.

10) Staff & Subcommittee report

- a. ZBA report- Tippman – met oct 23rd, 2 applications -Natalie Thompson to construct a detached garage at 75746 14th Ave (80-17-022-049-00). Required side setback is 15ft; request is for 8ft of relief (7ft from property line); request was approved.
-Scott and Karine Whiteford to construct a sunroom and deck at 74764 24th Ave (80-17-084-075-00). Required side setback is 10ft; request is for 5ft of relief (to be 5ft from property line); request approved.
- b. Board report – Poole – Supervisor Stein is back from leave, doing great. Signed snow plow contract.
- c. Zoning report – Smalley – final plan for apartments 73rd has been submitted for Dec meeting.

11) Commissioner Comments and Public Comment – The U-haul project is looking good, the road is nice.

12) Adjournment

at 7:20 pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary