

**SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES**

Wednesday, January 7, 2026

Approved February 4, 2026

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: Applicant; Brad Kotrba, Williams and Works

3) Approval of the Agenda

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

4) Approval of the Minutes

Motion by Nicol to approve the minutes as presented, of December 3, 2025, second by Poole, 6-0, yes motion passed.

5) Public Comment non-agenda items - none

6) Communications / Correspondence - letter received for public hearing

7) Election of Officers – Motion made by Meyer to election same officers; Mark Odland as Chairperson, Lowell Tippman as Vic-Chairperson and Kristin Dibble as Secretary, second by Nicol. 6-0yes, motion passed.

8) Public Hearing

1. RCQ Properties LLC (Marc Compton) has petitioned to amend an approved site plan for a special land use; construct 40x65-3 sided storage building at 73230 8th Ave 80-17-011-019-02

Dibble recused herself from the public hearing and decision. She is acting as the owner's representative. The owner was not able to attend, Kristin Dibble will be speaking on their behalf.

Smalley briefly went over the project: Compton Inc is an excavation company using large trucks and equipment they also store materials – sand, gravel, soil, etc. The application is to construct a 42' x 64' 3-sided pole barn to store equipment. The pole barn placement meets all the setback requirements.

Kristin Dibble went over the project: The project is to construct a pole barn for equipment. The site plan and special use was approved May 2022. The home that was on the property was demolished. The pole barn will be

constructed in approximately that location. The placement meets the required setbacks. The pole barn will be open on one side for easier equipment access. The building will be for storage only, no office or bathroom.

Chairperson opened the public hearing, 7:09pm.

No public to comment

Don Sappanos, Sr - emailed a letter; in part: in favor of the project

No further comments or discussion

Chairperson closed the public hearing, 7:11pm.

9) New Business –

b. review, discuss/decision – amendment to site plan of approved special use
Chairperson went over the Fact of Finding; Special Use 15.06 and Site Plan Review 22.06, since these were approved in May 2022, the standards were quickly read. The standards are still met with the construction of a pole barn. No further questions.

Motion by Tippman to recommend approval to the Township Board to amend approved site plan and special use to construct a 42' x 64' pole barn for storage of equipment with condition: 1. All required permits/approvals are obtained: Federal, State, County, local.

Roll Call vote: Poole-Yes; Dibble-recuse; Tippman-Yes; Odland-Yes; Nicol-Yes; Kiry-absent; Meyer-Yes. 5-0yes, motion passed.

Dibble joins the meeting

**9) Unfinished Business – Continue zoning ordinance update, Brad Kotrba, Williams and Works
Draft PUD – Planned Unit Development**

10) Staff & Subcommittee report

- a. Board report – Poole – met with Brett from VBCO Road Commission regarding 73rd St. The Twp does not have the money to re-do the road. They discussed other things that may help; add a 5ft shoulder. Start with mowing and tree removal, then ditching. This will be a phased project.
- b. Zoning Board of Appeals – Tippman – no meeting
- c. Zoning report – Smalley – as of today, nothing for Feb meeting

11) Commissioner Comments and Public Comment

12) Adjournment

at 9:05 pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary