

**SOUTH HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES**

Wednesday, March 4, 2026

Approved April 1, 2026

Special Zoning Ordinance Workshop 5:00pm

Call to Order: 5:00 PM

Public Comment – none

Workshop – continue draft Special Land Uses

Public Comment / Commissioner Comment – none

Adjourn 6: 45PM

Regular meeting

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

Motion by Poole to excuse Kiry, second by Nicol, 6-0 yes, motion passed.

Zoning Administrator: Tasha Smalley
Audience: Brad Kotrba, Williams and Works

3) Approval of the Agenda

Smalley requested to amend the agenda to add SolAmerica extension request to New Business. Motion by Poole to approve the agenda with addition, second by Tippman, 6-0 yes, motion passed.

4) Approval of the Minutes

Motion by Nicol to approve the minutes as presented, of February 4, 2026, second by Dibble, 6-0, yes motion passed.

5) Public Comment non-agenda items - Frank Scimeca, 72nd St, stated the Township sent a letter of violation for having camp sites on his property. He referenced the State of Michigan Campground rules, definition for campground – in part... having 5 or more sites. He has (had) 4 sites, but the ordinance does not allow that. He stated he would like the Planning Commission to review the ordinance(s) and make provision to allow for this type of camping, camp sites.

6) Communications / Correspondence - none

7) Public Hearing - none

8) New Business –

SolAmerica, 73rd St / M43, 80-17-014-021-00, submitted a letter to request extension. The PC approved Nov 2024.

Expiration: Final site plan approval shall expire if no permits have been obtained within twelve (12) months except for projects requiring state or federal approval. Projects requiring approval from a higher level of government shall obtain local construction or earth moving permits within twelve (12) months of the date of approval from the specified government agency.

The project requires higher governmental approval(s), which have not been obtained. Per the request the project should get started this year. Motion by Tippman to accept the request for extension, second by Meyer, 6-0, yes motion passed.

9) Unfinished Business – Continue zoning ordinance update, Brad Kotrba, Williams and Works
Draft Special Land Uses, finished up this section

10) Staff & Subcommittee report

- a. Board report – Poole – The Board would like to continue to be the final approval body for Special Uses. Tree removal will begin on 73rd St. Senior Service apartments on M-140 did not receive funding, working on next round. Lighthouse Apts on 73rd requested PILOT to be 1% instead of 4%.
- b. Zoning Board of Appeals – Tippman – no meeting
- c. Zoning report – Smalley – as of today, nothing for April meeting

11) Commissioner Comments and Public Comment

12) Adjournment

at 8:15 pm

Respectfully Submitted by:

Tasha Smalley

Zoning Administrator/Recording Secretary