

**South Haven Township Planning Commission
Wednesday, March 3, 2010**

Draft Minutes

1) Call to Order: By Chair at 7:07 pm

2) Roll call

Present: Getman-Dissette, Haines, Jessup, Larsen, Tippman

Absent: Kiry - excused

3) Approval of the Agenda

Motion by Haines, supported by Jessup, to approve the agenda. Motion approved.

4) Approval of the Minutes

Minutes from February 3, 2010 were unavailable. Approval of the February 3 minutes was postponed until the next regular meeting.

5) Public Hearing(s)

A motion was made by Jessup, supported by Haines, to open the public hearing regarding zoning text amendments to Sections 18.22, 18.28, 20.02, 20.04, and 22.07. Motion approved. A letter from Midwest Civil Engineers (MCE) regarding the proposed off-street parking requirements was received. No other public comments were received. A motion was made by Tippman, supported by Getman-Dissette to close the public hearing. Motion approved.

The letter from MCE prompted discussion over the proposed change in Section 20.02, G.1. to require a 20 foot buffer. The reason for the change from 10 to 20 feet was primarily to encourage green spaces in front yards. Text from this section was changed as follows (italicized text shows alteration): "All *front yard* off-street...22.09 H. A *ten (10)* foot buffer shall also be..."

Commissioners also noted the correction to the calculation in Section 20.04, A. (25% instead of 125%). In addition, the "Exception" text was changed slightly. The second use of the word "lesser" was changed to "*modified.*"

A motion was made by Tippman, supported by Haines, to recommend that the Township Board approve the text amendments to Sections 18.22, 18.28, 20.02, 20.04, and 22.07 of the Zoning Ordinance, as modified based upon public and planning commissioner input, pending review of text changes by the Zoning Administrator prior to board approval in order to ensure that there are no conflicts with other portions of the ordinance. Motion approved. Jessup abstained to avoid a potential conflict of interest with his vote at the Township Board meeting.

6) Public Comment on Non-Agenda Items

None

7) Old Business

None

8) New Business

None

9) Staff and Subcommittee Reports

a. Parks Subcommittee – The decision to form a committee is still on hold. Per Larsen, city officials indicate that a committee has met to explore seeking grant funds to develop multi-use trails. This effort is intended to be regional. Larsen suggested asking Kiry, who has previously expressed interest in parks and trails, to participate in this effort, especially as it pertains to the schools.

10) Communications and Public Comment

a. Township Board Minutes from February 10, 2010 were received.

b. A letter was received from Dane Davis requesting that the Board approve an extension of the site plan approval for 73rd and Cecelia Dr. due to economic conditions. Per the February 10, 2010 minutes, the Township Board approved this request.

11) Commissioner Comments

a. Jessup asked about progress toward joint meetings with the city's planning commission. According to Larsen the city's zoning administrator was agreeable, but nothing has been scheduled. Larsen suggested that the township schedule a meeting at the Township Hall. A motion was made by Jessup, supported by Haines to request \$100 from the Board in meeting expenses to organize and host a regional meeting to discuss land use issues. After discussion, the motion was rescinded. Jessup will discuss the idea of a regional workshop with the Board to determine their level of interest, and Larsen will discuss the idea with city officials.

12) Adjournment: By Chair at 8:05 pm

Submitted by Kelly Getman-Dissette