

Wednesday, April 7, 2010  
**SOUTH HAVEN PLANNING COMMISSION**  
**MINUTES**  
(draft)

- 1) **Call to Order** : \_ 7:01\_\_ PM\_\_\_\_\_
- 2) **Role Call:**

<u>Getman-Dissette</u>	<u>present</u>
<u>Servatius</u>	<u>present</u>
<u>Haines</u>	<u>excused</u>
<u>Jessup</u>	<u>present</u>
<u>Kiry</u>	<u>present</u>
<u>Larsen</u>	<u>present</u>
<u>Tippman</u>	<u>present</u>
- 3) **Approval of the Agenda**

Motion by: \_Jessup\_\_\_\_\_ Second by: \_Tippman  
Vote: \_\_\_\_\_ 6-0 approved \_\_\_\_\_
- 4) **Approval of the Minutes**

Motion by: \_Jessup\_\_\_\_\_ Second by: \_Getman-Dissette  
Vote: \_\_\_\_\_ to approve 6-0\_\_\_\_\_
- 5) **Public Hearing(s)**

None
- 6) **Public Comments On Non-Agenda Items**

\_Chris Bucklightner of the Southwest Michigan Community Action Agency, Lorraine Van Lopeck Van Buren County Parole officer, Mr. & Mrs. Kevin Hudson, Pastor Harrington and Minister Gordon, were present to ask how 'transitional housing' is provided for in the Zoning Ordinance. Discussion centered on establishing a transitional residence for 4-6 parolees in the MDR zoning district. Two petitions were presented for the record.  
After the discussion the Chair summarized the questions that remain:  
What level of supervision is required?  
What length of time will any one parolee be on site?  
What legal obligations are there?  
Is there a legal density of occupancy limit?  
Can the Township get a letter about supervision?  
Is there the possibility for a legal covenant?  
Is there training for the church people?  
Who does the monitoring?
- 7) **New Business**

**Item A:** Bingham application for a temporary dwelling for his mother  
Application review was presented by the Zoning Administrator  
Motion by Getman-Dissette to approve the temporary dwelling permit for Dan Bingham having met the requirements of Section 18.38 of the Zoning Ordinances under the condition that the dwelling be removed when his mother is no longer in residence. Second by Jessup.  
Discussion – Kiry commended the applicant. Motion approved 6-0

**Item B:** Discussion of “Park Model” provisions in the Zoning Ordinance. Kiry noted that an example in Lake County, Lake Twp.

Larsen suggested several options.

Consensus among commissioners was that there are enough options within the PUD provisions to allow for this type of structure. There may be a need for more incentives outside of HDR and to limit such developments to areas served by sewer and water.

**Item C:** Transitional Housing

Discussion continued from the Non-Agenda Items comments.

Commissioners requested that the Zoning Administrator contact the Township Attorney and ask How Much Can the Township Regulate this type of use?

Can the Township require on-site supervision?

Also, how many of these facilities are there in the state?

Chairman Larsen proposed having a sub-committee meeting. All agreed, Hudson was directed to send an email reminding Planning Commissioners of the meeting set for Tuesday April 20 @ 1:00 PM.

#### 8) Old Business

**Item A:** \_\_ Sections 18.22 & 18.28 Temporary Uses

Discussion: \_text had been previously agreed upon. Zoning Administrator pointed out that there was no provision in the MFR district and no provision for other special uses that might have parking lots.

Commissioners agreed that reference to MFR should have been listed under sub-part C. They refused to consider including other uses for the exemption.

#### 9) Staff & Subcommittee Reports

No action.

#### 10) Communications & Public Comment

**Item: A** – February Commission minutes had not been approved. These were reviewed – Motion by Getman-Dissette, second by Tippman to approve the minutes for February 3, 2010 as presented. Approved 6-0

**Item: B** – after discussion, Jessup motion to request the County Sheriff to supply jail trustees to clear brush to allow for maintenance of the M-140 Park (Coastal Crossings Annex), 2<sup>nd</sup> by Tippman. Approved 6-0

#### 11) Commissioner Comments

Chair called for adjournment @ 9:42 PM

Signature:

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Secretary of the Planning Commission

Submitted by Patrick Hudson, Zoning Administrator