

Wednesday, June 3, 2015
**SOUTH HAVEN TOWNSHIP PLANNING COMMISSION
MINUTES**

(Approved July 1, 2015)

- 1) **Call to Order : 7:35 PM**
- 2) **Role Call:**

Tippman	present
Capps	present
Kiry	present
Odland	present
Larsen	present
Meyer	present
Raue	present

Also present: Patrick Hudson, Zoning Administrator/Recording Secretary
- 3) **Approval of the Agenda:**

Tippman requested time for a comment at the end
MOTION by Kiry to accept the agenda as amended, 2nd by Tippman, motion approved 7-0
- 4) **Approval of the Minutes**

Odland – on page 3 the reference he made about cameras was to North & South beaches not Deer Lick park
MOTION: By Odland to approve the minutes of May 6, 2015 as corrected.
Second by Capps. Approved 7-0
- 5) **Public Hearing**

None
- 6) **Public Comment non-agenda items**

None
- 7) **New Business**
 - a. **The Havens – site plan amendment**

.Hudson reviewed the proposed changes and recommended approval
Glen Sperry, attorney for the Havens explained the reasons for the need for the changes. These are lot line adjustments one needed to accommodate the fire lane and others due to erroneous location of the lot lines by the builders during construction. He is not sure why lot 32 was changed.
Larsen asked if these are minor changes & were they approved by the Home Owners association.
Sperry confirmed this.
MOTION: by Tippman to recommend approval of the site plan for the Havens condominium replat #5 to the township board. Second by Meyer.
Discussion on the current locations of structures to the new lines.
Motion approved 7-0
 - b. **Freebies Fireworks – temporary sales permit**

Larry Yant representing Tom Tracy. Presented the same site plan as last year. Discussion on the time schedule.

MOTION: by Odland to approve the temporary fireworks sales permit for Freebies Fireworks at the Lakeside Bowling alley lot from June 20, 2015 to July 7, 2015 conditional upon presenting all state permits and proof of liability insurance with a rider to cover the Township, to the Zoning Administrator.

Second by Raue. Motion passed 7-0

8) **Unfinished Business**

a. **Van Horn – Open Space Preservation project**

Hudson reviewed the changes that now bring the site plan into conformance with the physical requirements of the ordinance. He also delivered the Township Attorney's comments and recommendations

Van Horn presented photographs of his other projects (Canonie)

Discussion on long term success of slope stabilization

Odland brought up several questions on drainage, excavation of clay and what was done with the removed clay, effects of wind shear on the adjacent properties, affects of the excavation upon the large oak tree on the adjacent Wheat property, and whether the applicant had contact with the adjacent property owners prior to beginning the project.

Van Horn and Mike Schaap (engineer for Van Horn) asserted confidence in their designs and DeBest's work

Larsen asked if they had any problems with the attorney's recommendation on having the engineer's seal on the slope stabilization plan.

Van Horn & Schaap expressed no reservations.

MOTION: by Tippman to approve the site plan conditional upon:

1. Township Board approval of the private road designs and engineering.
2. Approval by the Township Attorney of the Open Space Preservation documents and road maintenance agreement
3. Licensed Engineer's signed certification and seal on the slope stabilization designs for the new slopes at the adjacent property lines.

Second by Capps

Discussion: Chair opened the discussion for comments from the audience. Sandy Olson – was going to ask the same questions the commissioners asked. Concerned about drainage & slope stability.

Mike Schaap – explained the Drain Commissioner's conditions

Sandy Olson – reported that the Drain Commissioner said that if there was a problem the neighbors could sue.

Bill Steer representing the Robinson Family – Noted that the existing conditions are just the rough grade and it is expected that the final grade will correct any problems. He also noted that the Robinson family has spoken with Van Horn but there is no sales agreement.

Chair closed public discussion at 8:25

Tippman gradework is not finished

Kiry inspected the site at 6 AM after the rain storm and could see signs of runoff from the spoil pile to the neighbors.

Discussion on drainage and the county road commission

Chairman called for a roll call vote:

Capps	Yes
Tippman	Yes
Odland	No
Larsen	Yes
Raue	Yes
Kiry	No
Meyer	Yes

Motion approved 5-2

b. Shoreline Protection Overlay district proposal

Hudson presented a revised version of the MSU text with some element from the Casco ordinance.

Discussion and redraft

Larsen asked that the Zoning Administrator send the redraft to the attorney for feedback as well as the Supervisor

This will be an item on the July agenda.

9) Staff & Subcommittee Report

a. Wetland Workshop

Tippman, Kiry and Raue plan to attend.

10) Communications & Public Comment

a. None

11) Commissioner Comments

a. Tippman – attended SHARA meeting and expressed concern about the stated intent to purchase the Lappo Lumber property for soccer fields. This should have been discussed with the Planning Commission. He is concerned about the amount of tax exempt land. He is also concerned about the proposed millage vote.

b. Odland – the Parks Sub-Committee has suspended meetings until December.

c. Larsen called for more openness, public meetings and having the Parks Subcommittee come up with a budget.

12) Adjournment

Larsen called for adjournment @ 9:41 PM

Signature:

Secretary of the Planning Commission

Submitted by Patrick Hudson, Zoning Administrator