

Wednesday, September 2, 2015  
**SOUTH HAVEN TOWNSHIP PLANNING COMMISSION**  
**MINUTES**

(Approved November 4, 2015)

- 1) **Call to Order : 7:30 PM**
- 2) **Role Call:**

Tippman	present (7:31)
Capps	excused
Kiry	present
Odland	present
Larsen	present
Meyer	excused
Raue	present

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

MOTION by Odland to accept the agenda as presented, 2<sup>nd</sup> by Raue, motion approved 4-0
- 4) **Approval of the Minutes**

MOTION: By Kiry to approve the minutes of August 5, 2015 as presented.  
Second by Raue. Approved 4-0
- 5) **Public Hearing**

Zoning Text Amendment: Shoreline Protection Overlay Zone  
MOTION by Odland to open the public hearing, Second by Kiry, Approved 5-0 @ 7:31

Hudson presented the draft text.  
Larsen asked how to obtain an increase in fines over the \$500.  
Sandy Olsen – thanked the commission and urged the text be approved  
Barb Ruth – appreciated commission’s efforts had three points she likes

  - 1 – Developers have to go to the Planning Commission
  - 2 – Item 4. setback requirements
  - 3 – 30 degree slope – most are greater

John Brush – dreads most increase in regulation but likes this one  
Had questions about effects in specific cases  
Maureen Levandowski – glad that this is done.  
MOTION by Tippman, second by Kiry to close the hearing, approved 5-0 @ 8:00  
Discussion by Commissioners  
Larsen suggested 5 changes in semantics, sentence arrangement and wording that clarified the intent. Discussed and accepted.  
MOTION by Odland to recommend the final text to the Township Board for adoption. Second by Tippman. Motion approved 5-0
- 6) **Public Comment non-agenda items**

John Brush described a potential PUD/condominium project for his property on CR689 – 10.5 acres to have 15 single-family dwellings on a private community sanitary & well systems.  
Discussed and the Commission encouraged him to apply.  
Maureen Lewandowski asked about rental housing. Not regulated.

- 7) **New Business**
  - a. **Draft Planning Commission budger**  
Discussion. Larsen asked for a motion to increase commissioner pay by \$10 per meeting.  
MOTION by Odland to increase by \$100 – failed for lack of support  
MOTION by Tippman to suggest a \$15 pay increase to \$50 to the Board, second by Raue. Motion passed 4-1
  - b. **Sign ordinance**  
Discussion. Hudson to e-mail the current text with mark-up to commissioners and to Draft a sample text.  
THIS ITEM TO BE CONTINUED NEXT MONTH
  - c. **Affordable Housing**  
Discussion – THIS ITEM TO BE CONTINUED NEXT MONTH
  - d. **Home-based business**  
Discussion – this item tabled – after reviewing present rules  
Commissioners felt there is no need.
- 8) **Unfinished Business**
  - a. none
- 9) **Staff & Subcommittee Report**
  - a. Upcoming Mich. Assoc. of Planning conference discussed
- 10) **Communications & Public Comment**
  - a. none
- 11) **Commissioner Comments**
  - a. Tippman discussed Deerlick Park issues & petition
  - b. Odland noted that the petitioners want the parking to reflect National Park Service standards and not to over-supply parking
  - c. Larsen brought up maintenance issues
  - d. Odland SHARA should run the park.
- 12) **Adjournment**  
Larsen called for adjournment @ 9:33 PM

Signature:

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Secretary of the Planning Commission

Submitted by Patrick Hudson, Zoning Administrator