

Wednesday, December 2, 2015
SOUTH HAVEN TOWNSHIP PLANNING COMMISSION
MINUTES
(DRAFT)

1) **Call to Order : 7:50 PM**

2) **Role Call:**

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

Also present: Patrick Hudson, Zoning Administrator/Recording Secretary

3) **Approval of the Agenda:**

MOTION by Tippman to accept the agenda as presented, 2nd by Odland, motion approved 4-0

4) **Approval of the Minutes**

MOTION: By Kiry to approve the minutes of November 4, 2015 as presented. Second by Tippman. Approved 4-0

5) **Public Hearings**

a. **Van Der Zee rezoning petition**

Motion by Odland to open the hearing, second by Kiry, approved 4-0
Hudson explained the proposal

Ray Van Der Zee explained that the land is surrounded by commercial uses and has more value as commercial.

Odland motion to close the hearing, second by Tippman, approved 4-0

Discussion – Odland noted that this is consistent with the Master Plan
Tippman agreed

MOTION: to recommend approval of the rezoning of these parcels as noticed from residential to CSC (Community Service Commercial) to the Township board by Kiry, second by Odland. Approved 4-0

b. **Turske/Parker rezoning petitions**

Hudson explained the petition and that Mr. Parker could not be present.

The problem being that neither of these properties or portions of property front on CR 388

Judy Turske explained the difficulty in selling a property with two zoning Districts

Ted Guimond, neighboring owner, concerned about MDR allowing a subdivision if the property were sold

Discussion on merits of CSC zoning vs. MDR zoning

Motion by Tippman to close the hearing second by Odland. Approved 4-0
Short discussion

MOTION: to recommend rezoning of the north half of the Turske property and the western part of the Parker property fronting on CR 388 from CSC

to MDR to the township board by Tippman, second by Kiry. Motion approved 4-0.

- 6) **Public Comment non-agenda items**
none
- 7) **New Business**
 - a. **Election of officers for 2016.**
MOTION; by Tippman to continue the existing slate of officers. Second by Kiry. Motion passed 4-0
 - b. **2016 Planning Commission meeting schedule**
Discussion.
MOTION: by Odland to adopt the schedule as presented. Second by Tippman. Motion passed 4-0
 - c. **Planning Commission three-year budget**
Discussion on possible zoning text revisions & master plan review funds
MOTION: by Tippman, second by Kiry to amend the draft budget to provide for funding for a consultant in 2016 to assist with zoning and master plan in 2017. Motion approved 4-0
 - d. **Covert Township Master Plan review**
No comments
- 8) **Unfinished Business**
 - a. **Sign Ordinance**
Larsen presented several comments and asked Hudson to revise for the next meeting. All agreed to continue this item next meeting.
- 9) **Staff & Subcommittee Report**
 - a. none
- 10) **Communications & Public Comment**
 - a. none
- 11) **Commissioner Comments**
 - a. Kiry commented on photographs he had taken of semi-trailers used as billboards. Discussion – Hudson was asked to find sample text to address this issue.
- 12) **Adjournment**
Larsen called for adjournment @ 9:33 PM

Submitted by Patrick Hudson, Zoning Administrator