

Wednesday, February 3, 2016  
**SOUTH HAVEN TOWNSHIP PLANNING COMMISSION**  
**MINUTES**  
**(DRAFT)**

**1) Call to Order : 7:30 PM**

**2) Role Call:**

Tippman	present
vacant	absent
Kiry	present
Odland	present
Larsen	present
Meyer	present
Raue	present

Also present: Patrick Hudson, Zoning Administrator/Recording Secretary  
Katelyn DeGrandchamps, nominee for planning commission

**3) Approval of the Agenda:**

MOTION by Odland to accept the agenda as revised, 2<sup>nd</sup> by Raue, motion approved 6-0

**4) Approval of the Minutes**

MOTION: By Tippman to approve the minutes of December 2, 2015 as presented 2<sup>nd</sup> by Meyer. Approved 6-0

**5) Public Hearings**

a. none

**6) Public Comment non-agenda items**

none

**7) New Business**

**a. J :& A Mini-storage – site plan review.**

Hudson gave the staff review – Fire Inspector’s review has been received.  
Cal Becksvoort, PE, presented revised site plan  
Larsen asked about the aisle widths  
No word for Road Commission or Drain Commissioner  
MOTION; by Odland to approve the revised site plan contingent upon any changes that the Road Commission or Drain Commissioner might require subject to Zoning Administrator approval. Second by Kiry. Motion passed 6-0

**b. Davis Landscaping – site plan revision**

Davis explained the need to expand storage and presented a screening plan  
Discussion on the timing of the screening  
Odland concerned about the materials used for screening and deadline  
Davis pointed out that the plan does show these elements  
MOTION: by Tippman to approve the plan contingent upon confirming the setbacks and height of the fencing. 2<sup>nd</sup> by Kiry. Discussion – Oldand asked that the nature of the screening be noted on the plans & Davis pointed out where it is. Motion passed 6-0

- c. **Coastal Landscaping – site plan revision**  
 Hudson described the situation – work had begun without permits – this had been corrected but the site plan included large display bins that totaled over 20% of the area of the existing buildings. Noted that the ordinance is not clear if this is minor or not.  
 Consensus of the Planning Commission was that this does need to be reviewed by the Planning Commission.  
 Grieves explained the need for display areas for bulk storage for retail sales and long term plan for a gate and fencing  
 Odland asked about the height of the bins  
 Grieves – the 3 closest to the street(within 50 feet of r-o-w) will be 4 feet high, the rest 6 feet to comply with the ordinance.  
 MOTION: by Odland to approve conditional upon working with the Zoning Administrator for fence & gate locations. 2<sup>nd</sup> by Tippman  
 Motion approved 6-0

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. Commissioners discussed various training opportunities
- b. Katelyn DeGrandchamps was present to observe and is considering being appointed to the Planning Commission

11) **Commissioner Comments**

- a. Odland had three suggestions:
  - 1- Inventory the zoning books for the planning commissioners
  - 2- Have the township provide through County Land Description each Planning Commissioner with at least an 11x17 (or larger) zoning map
  - 3- E-mail a copy of the Master Plan to each Planning Commissioner

12) **Adjournment**

Larsen called for adjournment @ 8:44 PM

Submitted by Patrick Hudson, Zoning Administrator