

Wednesday, June 1, 2016
SOUTH HAVEN TOWNSHIP PLANNING COMMISSION
MINUTES

(Approved June 6, 2016)

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

Larsen	excused
Tippman	present
DeGrandchamp	excused
Kiry	present
Odland	present
Meyer	present
Raue	present

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

MOTION by Odland to accept the agenda, 2nd by Raue, motion approved 5-0
- 4) **Approval of the Minutes**

MOTION: By Raue to approve the minutes of May 4, 2016 as presented 2nd by Kiry.
Approved 5-0
- 5) **Public Hearings**
 - a. none
- 6) **Public Comment non-agenda items**
 - a. none
- 7) **New Business**
 - a. **Freebie Fireworks – temporary use site plan.**

Tom Tracy described the same set-up as last year
Time period had not been listed – June 22 to July 5
Discussion – no issues with previous years
MOTION; by Odland to approve the temporary use from June 22 to July 5.
Second by Raue. Motion approved 5-0
 - b. **Crafts sales @ Township Hall temporary use - Maxwell**

Marie Maxwell presented the application to operate a crafts/garage sale type sales (not farm market) on the second Saturday of July, August & September starting at 9 AM til afternoon. Would also like two signs and possibly a banner. She also asked if this would require an annual fee saying that in future years they would like to start in June.
Tippman – This is classified as a temporary annual use so the fee would be required each year with the dates & times.
Odland asked what section of the ordinance – Hudson 18.28, C.d.
Odland – suggested that the Board be asked if the fee could be waived or reduced for future years
MOTION: by Odland to approve the temporary use for the 2nd Saturdays in July, August & September this year from 9 am to 2:30 pm provided all permits and permissions are presented to the Zoning Administrator prior to the first sale date, 2nd by Mayer. Motion approved 5-0
 - c. **Phoenix Business Complex – site plan amendment**

Roger Marcy presented the original site plan from 10 years ago and then the proposed revisions. A legible site plan was delivered at the meeting with a blow-up of the revised area
Odland asked about the ownership – Marcy – lease for this new section

Meyer asked about the size of the units – Marcy –variable
Hudson asked about how parking for staff in the new office would be provided for.

Discussion on the appropriate location for staff parking. A 10'x20' space is required for each staff person. Commissioners decided it could be located beside the building given the width of the aisle.

MOTION: by Kiry to approve the site plan presented to the Commission on June 1, 2016. 2nd by Raue. Motion approved 5-0.

d. Pilgrim Haven – site plan amendment

Tony McGhee of Abonmarche Engineering presented the site plan revisions and explained the need to change the boardwalk to the lake due to cost, ADA concerns and environmental factors. The new location will take advantage of a 'blow-out' in the dune that occurred last winter, thus reducing the amount of excavation and improving the type of boardwalk designed.

Hudson noted the requirements of the Shoreline Protection Overlay District would be met by the new design

Discussion was favorable

MOTION: By Odland to approve the site plan amendment to the Pilgrim Haven site plan as submitted June 1, 2016. 2nd by Kiry.

Motion approved 5-0

Odland asked about fencing. McGhee said they are working on it.

8) Unfinished Business

a. Rental Housing

Discussion on various approaches to the issue.

Hudson presented samples from three different jurisdictions. He has heard that the City of Fennville has the best one to administer.

Tippman said that they should be keeping any ordinance to safety issues

Asked "where is the liability"

Hudson was asked to obtain the Fennville ordinance for next meeting

9) Staff & Subcommittee Report

a. none

10) Communications & Public Comment

a. Valery McPhee – complained about parking and noise from the church at 16th and Blue Star. She missed last month site plan meeting.

Tippman asked if she had discussed this with the pastor.

Discussion – Tippman will talk to the pastor

11) Commissioner Comments

a. Odland – we need to look at small homes

b. Kiry – need to look at parks and housing

12) Adjournment

Motion by Odland for adjournment, 2nd by Meyer @ 8:49 PM

Submitted by Patrick Hudson, Zoning Administrator