

Wednesday, July 6, 2016
SOUTH HAVEN TOWNSHIP PLANNING COMMISSION
MINUTES

(Approved October 5, 2016)

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

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

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

MOTION by Meyer to accept the agenda, 2nd by Tippman, motion approved 6-0
- 4) **Approval of the Minutes**

MOTION: By Kiry to approve the minutes of June 1, 2016 as presented 2nd by Raue.
Approved 7-0
- 5) **Public Hearings**
 - a. Warshawsky Rezoning
MOTION to open the hearing by Tippman, 2nd by Odland – 7-0
Hudson reviewed the petition & consistency with the surrounding uses and Master Plan
Michael Bell representing the applicant explained that his clients seek to use about half of the property for mini-storage and the rest for other allowed uses
Tippman asked if there had been a marketing strategy – Bell “no”
Questions from Odland, Larsen & Raue
Chair asked for public comment – there were none
MOTION by Odland to close the hearing 2nd by Raue. 7-0
MOTION by Kiry to recommend approval of the proposed rezoning of the Warshawsky property on 73 ½ St to CSC to the Township Board, 2nd by Odland
Approved -7-0
- 6) **Public Comment non-agenda items**
 - a. Hudson passed around a communication from a Ray Diffendorfer, who could not be present. No application has been received – Diffendorfer is inquiring about amending the CSC zoning districts to allow Transitional Parole Housing as a Special Use. This use is now only allowed in the AR – Agricultural Residential district (as a Special Use). He is specifically looking at the former day-care center that has been vacant for a number of years on 73 ½ .
Discussion. Commissioners agreed that they want to hear from Mr. Diffendorfer at the August 3rd Planning Commission meeting before setting a public hearing date.
- 7) **New Business**
 - a. **Hopson auto repair site plan.**

Hudson reviewed the application & zoning
Chris Hopson described his application
Larsen asked about landscaping
Discussion on various options for screening the neighbors

MOTION by Tippman to approve with the following site plan changes as conditions for approval:

- 1 – Install a 6-foot high privacy fence (wood or vinyl) from the house to the small accessory building and then from that building to the Pole Barn/shop
 - 2 – Install some type of landscaping at the entrance
 - 3 – Obtain driveway approval from the MDOT and site plan approval from SHAES
 - 4 – the landscaping requirement for the north lot line is waived.
- Second by Odland
Motion approved 7-0

8) Unfinished Business

a. Rental Housing

Tippman presented his findings on the Myrtle Beach, SC rental housing ordinance.

Discussion on various approaches to the issue.

Issues identified:

- Number of people
- Parking
- Licensing with the ability to enforce
- Inspections (to have or not to have)
- Where does the liability lay if there is a fire – Township Attorney

Hudson asked to find other examples – St Joe City, Covert, Casco, Fennville

9) Staff & Subcommittee Report

- a. none

10) Communications & Public Comment

- a. None

11) Commissioner Comments

- a. None

12) Adjournment

Chair called for adjournment @ 9:59 PM

Submitted by Patrick Hudson, Zoning Administrator