

Wednesday, October 5, 2016
SOUTH HAVEN TOWNSHIP PLANNING COMMISSION
MINUTES

(Approved November 2, 2016)

- 1) **Call to Order : 7:30 PM**
- 2) **Role Call:**
 - Larsen present
 - Tippman present
 - DeGrandchamp present
 - Kiry present
 - Odland present
 - Meyer present
 - Raue presentAlso present: Patrick Hudson, Zoning Administrator/Recording Secretary
- 3) **Approval of the Agenda:**

MOTION by Odland to accept the agenda with the inclusion of 8.a. Sign Ordinance, 2nd by Tippman, motion approved 6-0
- 4) **Approval of the Minutes**

MOTION: By Odland to approve the minutes of July 6, 2016 as presented 2nd by DeGrandchamp;. Approved 7-0
- 5) **Public Hearing**
 - a. None
- 6) **Public Comment non-agenda items**
 - a. None
- 7) **New Business**
 - a. **Safe & Easy Self-Storage.**

Hudson reviewed the application & zoning
Michael Bell described his client's application
The plans were conveyed to the Road Commission, Drain Commissioner & Fire Inspector but no response has been received.
Bell explained the plan for phased construction over a 1 to 2 year period depending upon economic conditions.
Larsen asked about the style/appearance of the buildings
Bell the roof will have a slight pitch (Red Dot-type design)
Both Larsen and Tippman described possible conflicts of interest stemming from their involvement in other mini-storage type businesses.
MOTION by Odland that the Planning Commission finds no conflict of interest, 2nd by Kiry, short discussion. Motion approved 5-0 with Larsen and Tippman abstaining.
MOTION by Kiry to approve the site plan as presented conditional upon receipt of favorable letters of review by the County Road Commission, County Drain Commissioner and SHAES. 2nd by Meyer.
Motion approved 7-0
 - b. **2017 Planning Commission budget**

Discussion on the draft budget prepared by Hudson
Odland concerned about the need for a Master Plan update and favors getting bids from consulting firms.
Commissioners agreed to request 3 cost estimates from such consultants.
Discussion of the need for corridor studies – Commissioners decided to explore possible joint corridor study(s) with the City.

MOTION by Odland to accept the budget with the inclusion of \$30,000 for master plan update and \$600 for copies of the zoning ordinance book for the Planning Commission, ZBA and Township Board.
2nd by Meyer. Motion approved 7-0

8) Unfinished Business

Larsen asked about the status of the person requesting amendments to allow transitional housing in the CSC. Hudson has not received any further contact from that person.

a. Rental Housing

Kiry reported on the meeting with the City Zoning Administrator

There will be a November meeting & Kiry would like other PC members

c. Sign Ordinance

Discussion on the revisions suggested by Foster Swift attorney

MOTION by Tippman to schedule the amendment for a public hearing at the November Planning Commission meeting. 2nd by Raue.

Motion approved 7-0

9) Staff & Subcommittee Report

- a. Commissioners asked for updated books with tabs, maps and the tables previously discussed for the zoning districts be placed on the agenda for the next meeting.

10) Communications & Public Comment

- a. None

11) Commissioner Comments

- a. Katelyn DeGrandchamp announced that she is moving and that this will be her last Planning Commission meeting. The rest of the Commission thanked her for her service.

12) Adjournment

Chair called for adjournment @ 9:04 PM

Submitted by Patrick Hudson, Zoning Administrator