

Wednesday, December 7, 2016
**SOUTH HAVEN TOWNSHIP PLANNING COMMISSION
MINUTES**

(Approved January 4, 2017)

- 1) **Call to Order : 7:35 PM**
- 2) **Role Call:**

Larsen	absent
Tippman	present
Meeks	present
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 Kiry, motion approved 6-0
- 4) **Approval of the Minutes**

MOTION: By Odland to approve the minutes of November 2, 2016 as edited 2nd by Raue. Approved 6-0
- 5) **Public Hearing:** Opened 7:40
 - a. **Stone's Throw Partners rezoning – 3343 Blue Star Highway**

There was no comment from the public
Hudson presented staff report, noted ravine on the north side between this site and the residential uses to the north
Cindy Compton presented the owner's 2006 plan
Cited evidence of demand for storage condominiums in South Haven
Oland asked about the city property to the west – use and grade
General discussion on city property conditions
Tippman asked about market research
Compton cited Apothecer market experience – last unit sold – there is a waiting list.
MOTION by Odland to close the public hearing at 7:49, 2nd by Meeks. 6-0
Discussion by the Planning Commissioners on consistency with the Master Plan
MOTION by Odland to recommend the changes to the zoning map for 3343 Blue Star from HDR to CSC to the Township Board. 2nd by Raue.
Motion approved 6-0
- 6) **Public Comment non-agenda items**
 - a. None.
- 7) **New Business**
 - a. **Honor Credit Union – 72133 CR 388**

Debra Hughes, PE, Jeff Klymson, Courtney Waechter, Ashlee Roe & Dave Martin, presented a revised site plan. Explaining the changes due to the Van Buren County Road Commission denial of the second driveway access.
Odland expressed disagreement with the Road Commission's stand on driveways as applied to this site.
Meeks asked about left turn movements and traffic flows
Klymson explained the ingress/egress designs
Tippman asked about customer estimates
Roe and Waechter estimated the number of customers varied between 100 and 200 per day with an average of 150 per day.

Odland said he would support the original plan
Meyer asked about conditions at the current site
Hudson presented the staff review – noting that he had not reviewed the revised plan but that the ordinance provisions still appeared to be met.
Hughes said that the Credit Union was considering appealing to the Road Commission.

MOTION by Odland to grant approval to both the original design and to the revised design subject to Drain Commissioner and Road Commission approvals which are to be sent to the Zoning Administrator for final approval. 2nd by Kiry.
Tippman asked for the Credit Union to give them some figures on numbers of customers.

Motion approved 6-0

b. 2017 Planning Commission calendar

Discussion on the July 5th date – as needed

MOTION by Meyer to approve the 2017 schedule as presented. 2nd by Meeks

Motion approved 6-0

8) Unfinished Business

a. Planning Commission officers for 2017.

MOTION by Kiry to keep the current officers. 2nd by Raue

Motion approved 6-0

b. Zoning Ordinance update

MOTION by Odland to set the public hearing for January 4, 2017. 2nd by Kiry.

Motion approved 6-0

9) Staff & Subcommittee Report

a. Response to Master Plan estimates

Hudson presented the response from Abonmarche.

b. David Ivan presentation request

Commissioners agreed to postpone action on this until Larsen is available

c. Joint Master Plan inquiry with City

Discussion on Linda Anderson's response

10) Communications & Public Comment

a. Township Board report

Kiry noted that the Board had appointed Linda Meeks to the Planning Commission

b. Van Buren Co. Planning Commission

Recommended the sign ordinance amendment

11) Commissioner Comments

a. Kiry commented on the Rental Housing issue, discussed the Casco Twp. Case
Odland concerned that even if it is not an issue now we should prepare for it.

12) Adjournment

MOTION for adjournment by Kiry, 2nd by Raue, approved 6-0 @ 8:59 PM

Submitted by Patrick Hudson, Zoning Administrator