

Wednesday, July 5, 2017
SOUTH HAVEN TOWNSHIP PLANNING COMMISSION
MINUTES

(Approved August 2, 2017)

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

Larsen	present
Tippman	present (7:33)
Meeks	present
Kiry	present
Odland	present
Meyer	excused
Raue	present

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

Hudson requested that Item 9c be deleted because the new texts were not available
MOTION by Raue to accept the agenda as amended, 2nd by Meeks, motion approved 5-0
- 4) **Approval of the Minutes**

MOTION: By Odland to approve the minutes of April 5, 2017 as presented 2nd by Raue.
Approved 5-0
- 5) **Public Hearing:**
 - a. None
- 6) **Public Comment non-agenda items**
 - a. None.
- 7) **New Business**
 - a. **Discussion on Small Houses &**
 - b. **Discussion on Affordable Housing**

Hudson summarized the two questions
Odland asked for clarification of intent
General discussion about use of the PUD provisions & possible density bonus being added to provide for municipal sewer & water option
Larsen suggested there needs to be a joint discussion with S&W Authority plus research on funding and deed restrictions.
Odlund suggested that instead of minimum house/maximum lot the emphasis should be on maximum house limit/minimum lot with maximum lot coverage and maximum parking provisions.
Kiry had done research on house sizes as had Tippman
Discussion on reducing the minimum area for a PUD in the residential districts to 5 acres.
Larsen to ask Pierson to work up estimates for road & utility costs and Stein for S&W fees in order to see what is feasible.
 - c. **Short-term Rentals continued discussion**

Discussion on what is 'commercial' use and Commissioners referred to various studies. There are several workshops coming up by MTA and MAP that the commissioners plan to attend.
 - d. **Solar Energy Facilities**

Hudson presented a sample ordinance amendment text – he has received inquiries from two companies about locations in South Haven Township.
Larsen asked to change the number limit of 4 panels for residential use to a maximum square feet.

Commissioners agreed that they will review the draft text and in August, set a public hearing date for September.

e. **Portable Storage Containers**

Commissioners agreed that this may be a growing problem and asked for a draft text for August.

8. **Unfinished Business**

a. **Electronic Messaging Signs**

Hudson presented a sample text

Commissioners discussed it but saw no need to for further action at this time

b. **M-140 Setbacks**

Hudson presented various options

Commissioners decided that no change is needed.

c. **Master Plan**

Commissioners asked that the Southwest Michigan Commission be contacted per their newsletter requesting the following traffic counts:

Blue Star & M-43, Blue Star & Phoenix, Blue Star & Baseline, Blue Star & Ruggles, M-140 & 16th, M-43 & 73rd, M-43 & 12th, Monroe & 77th, 77th from 14th to Blue Star, 14th from 77th to M-140, 18th from 77th to the lake, Phoenix & 71 ½

9. **Reports**

Hudson reported on a temporary permit for Freebee Fireworks

New zoning maps were distributed.

10. **Commissioners**

Odland asked if they could obtain the Power Point from Dr. Ivan's presentation

Larsen pointed out a need for sidewalks along Monroe

Discussion on this.

Motion by Kiry, 2nd by Tippman – Resolution to the Township Board to identify roads for pedestrian & bicycle pathways to funded through grants, County Road Commission, MDOT, future unused funds from the parks millage, or any other source.

Motion approved 6-0.

11) **Adjournment**

Chairman adjourned the meeting @ 9:20 PM

Submitted by Patrick Hudson, Zoning Administrator