

Wednesday, August 2, 2017
SOUTH HAVEN TOWNSHIP PLANNING COMMISSION
MINUTES
(DRAFT 2nd)

1) **Call to Order : 7:30 PM**

2) **Role Call:**

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

Also present: Patrick Hudson, Zoning Administrator/Recording Secretary

3) **Approval of the Agenda:**

MOTION by Odland to accept the agenda as presented, 2nd by Tippman, motion approved 6-0

4) **Approval of the Minutes**

MOTION: By Odland to approve the minutes of July 5, 2017 as presented 2nd by Meeks. Approved 6-0

5) **Public Hearing:**

a. None

6) **Public Comment non-agenda items**

a. Judd Gildea of Lake Bluff Motel asked about rebuilding one of his motel buildings to include a facility for some type of alcohol. Hudson, use is a legal pre-existing nonconformity – Zoning Ordinance does not allow change of use for nonconformities and only limited expansion. Larsen discussed the PUD option but noted that the parcel is only 5.8 acres and not eligible for PUD. Option has been discussed to change the PUD requirements in the HDR zone to allow a PUD on 5 acres. He also asked about a rezoning to CSC
Hudson pointed out that this would be spot zoning
Gildea was asked the size of the addition – 1,500 square feet and could be for guests only.
Questions about the nature of a Class C Resort liquor license
Raue asked about complaints
Gildea – one noise complaint some time ago
Commissioners expressed concern about impacts on neighbors and traffic on street. They are sympathetic since the motel was there before zoning – difficult question.

7) **New Business**

a. none

8) **Unfinished Business**

a. **Solar Energy Facilities**

Hudson presented the draft text

Larsen requested changes to the districts where larger systems might be allowed and allowing this type of use on 5 acres.

Revised text to be prepared for final review at next meeting

