

Wednesday, September 6, 2017  
**SOUTH HAVEN TOWNSHIP PLANNING COMMISSION**  
**MINUTES**  
**(DRAFT)**

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

Larsen	present
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 move item 7) to 5) in the agenda and approve as amended, 2<sup>nd</sup> by Tippman, motion approved 7-0
- 4) **Approval of the Minutes**

MOTION: By Odland to approve the minutes of August 2, 2017 as presented 2<sup>nd</sup> by Tippman. Approved 7-0
- 5) **New Business - Steve Larsen excused himself due to conflict of interest – he owns a competitor mini-storage. Commission agreed – 7:34**
  - a. **Cross-Creek Self Storage – site plan amendment**

Hudson presented the staff review of the plan recommending conditional approval pending reviews by the Road Commission, Drain Commissioner and Fire chief.

Scott Carter explained the economic situation and reason for the expansion – near 100% occupancy

Odland asked about building height

MOTION by Kiry to approve the site plan, 2<sup>nd</sup> by Meeks, approved 6-0

MOTION to amend the approval motion by Kiry to make approval contingent upon review by the Road Commission, Drain Commissioner, Fire Chief and Zoning Administrator. 2<sup>nd</sup> by Meeks, approved 6-0.
- 6) **Public Hearing: Larsen returned to the Commission**
  - a. **Lake Bluff Motel rezoning**

MOTION by Odland to open the public hearing 2<sup>nd</sup> by Meeks.

Hudson explained the current conditions, current zoning – legal pre-existing nonconforming use - and Master Plan

Judson Gildea explained the economic situation and desire to add a bar to the motel – needs a CSC zoning to accommodate a Class C liquor licensed

Catherine Kauffman representing the Havens Condo Association expressed concerns about the uses allowed in the CSC, the intensity of possible development and conflict with the Master Plan. Condo Assoc. is opposed to the rezoning

James MacIntosh spoke in opposition – concerned about traffic on 11<sup>th</sup> Ave.

Rober Corman supported MacIntosh. Also opposed

Fran Kribs, has never had good relations with the motel and is opposed to expansion.

Carl Roberts concurs with neighbors, concerned about increased traffic and noise

Roland Suh, lives 15 yards from motel and has small children, concerned about trespass and increase in traffic  
Hudson noted that there were several letters that had been received in opposition to the rezoning – several were included in the commission packets and he had received three more after the packets went out.  
MOTION to close the public hearing by Meyer 2<sup>nd</sup> by Odland, approved 7-0  
Meek asked how visitors could be controlled with the increased promotion and traffic. She is concerned about adding a liquor license in that area  
Tippman noted that this is really creating a new zoning district  
Odland this rezoning is not in conformance with the master plan and is inconsistent with the existing neighborhood  
Raue agreed with Tippman  
Kiry concern that the 5.8 acre parcel would be spot zoning and the road cannot handle the increased traffic  
Meyer also concerned about overriding the master plan  
Larsen explained the procedures  
Gildea asked if there was a way around the zoning to limit guests such as conditional rezoning.  
It was explained that he would have to come up with an offer of conditional zoning that would be acceptable to the Board.  
MOTION: by Odland to recommend denial of the petition to rezone the Lake Bluff property from HDR to CSC, 2<sup>nd</sup> by Tippman, no discussion.  
Motion approved 7-0

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

a. none

8) **Unfinished Business**

a. **Solar Energy Facilities**

The Commission is satisfied with the draft text and would like an October public hearing

b. **Micro-Housing Draft Text**

The Commission is also satisfied with this draft text which should be included with the October hearing

**Missing AG special uses – Agri-businesses and 2<sup>nd</sup> home on 40 acres**

The Commission agreed that these uses were inadvertently eliminated when the text was modified and should be re-instated and included in the public hearing for October.

c. **Master Plan**

It was agreed that further work is not needed at this time.

Odland opposed without a budget to hire a consulting firm

Hudson was asked and suggested approaching the Southwest Commission to assist with a corridor study for Phoenix in cooperation with the City as a sub-area plan. Hudson was directed to discuss this with the Supervisor

9. **Reports**

None

10. **Commissioners**

Discussion on various planning efforts

11) **Adjournment**

Chairman adjourned the meeting @ 9:00 PM

Submitted by Patrick Hudson, Zoning Administrator