

Wednesday, October 4, 2017  
**SOUTH HAVEN TOWNSHIP PLANNING COMMISSION**  
**MINUTES**

(Approved December 6, 2017)

- 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 approve the agenda, 2<sup>nd</sup> by Kiry, motion approved 7-0
- 4) **Approval of the Minutes**

MOTION: By Tippman to approve the minutes of September 6, 2017 as presented 2<sup>nd</sup> by Raue. Approved 7-0
- 6) **Public Hearing:**
  - a. **Text Amendments for Solar Energy, Micro-Housing, Agri-Businesses & Accessory Farm Dwellings**

Hudson presented the Township Attorney’s review of the draft text with recommended changes.

Discussion – it was noted that draft text 15.28 should be 15.29.

Hudson suggested labelling the attorney’s recommendation to add definitions to Section 2.02 be numbered as follows: 27A Building Integrated Photovoltaics; 179B Solar Energy Systems; 179C Solar Energy Systems, Commercial; 179D Solar Energy Systems, Ground Mounted; 179E Solar Energy Systems, Private; 179F Solar Energy Systems, Roof or Building Mounted.

Commission accepted these plus the Attorney’s recommended changes to 18.49 and 15.28 plus changing the title to “Solar Farms and Solar Energy Systems for Commercial Use”. Sections 5.03 and 7.03 to remain as drafted.

Commission accepted the changes to 15.29 (including change of this number) except the Commissioners agreed to retain the word “dwelling” in both C. and D. but move the first sentence in C. to read “The maximum floor area **of the dwelling** shall not exceed ...” and to delete the second sentence in C.

In K. the Commissioners agreed to delete ‘30% of’ because it made no sense in certain cases. And to change the last sentence in L. to read “The private road pavement shall be sufficient to support the largest fire apparatus available to the South Haven Area Emergency Services **and shall meet the Fire Code.**”

Amendments to Articles V, VII and IX to remain as proposed.

No changes to the draft text for 15.30 were offered.

Commissioners agreed to change 15.31, 2. From 40 acres to 20 acres in both places.

MOTION to open the public hearing by Odland 2<sup>nd</sup> by Meeks, approved 7-0 at 8:00. There was no public present.

MOTION by Kiry to close the public hearing, 2<sup>nd</sup> by Raue, approved 7-0 at 8:05.  
MOTION: by Tippman to recommend approval of the zoning text amendments as discussed and agreed upon. 2<sup>nd</sup> by Meyer. No discussion. Motion approved 7-0.

- 5) **Public Comment non-agenda items**
  - a. **Larsen asked to be excused due to conflict of interest in order to present a preliminary site plan**

12 Bridges Project. Discussion on changes to approved site plan per 16.10 Amendment to PUD and Sec. 22.11 Site plans and 22.07.  
Larsen gave a status report on the project explaining that it has been under development for 10 years and the economy has changed.  
Site Plan Review is required and while a public hearing is not required, final approval must go to the Township Board.
- 8) **Unfinished Business – Larsen returned to the Commission at 8:20**

None
9. **Reports**

None
10. **Commissioners**

Odland requested a revised copy of the Zoning Ordinance
- 11) **Adjournment**

Chairman adjourned the meeting @ 8:27 PM

Submitted by Patrick Hudson, Zoning Administrator