

Wednesday, December 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	excused
Odland	present
Meyer	present
Raue	present

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

MOTION by Raue approve the agenda, 2nd by Meeks, motion approved 6-0
- 4) **Approval of the Minutes**

MOTION: By Meeks to approve the minutes of October 4, 2017 as presented, 2nd by Meyer. Approved 7-0
- 5) **Public Hearing:**

None
- 6) **Public Comment non-agenda items**

None
- 7) **New Business**
 - a. **2018 Planning Commission schedule**

After discussion it was decided because the first Wednesday in July is the 4th, to schedule the July meeting for Tuesday July 10th
Motion by Raue to accept the 2018 schedule as amended, 2nd by Tippman.
Approved 6-0.
 - b. **2018 Planning Commission officers**

Motion by Tippman to keep the same officers: Larsen, chair; Tippman, vice-chair; Odland, secretary. 2nd by Raue. Approved 6-0.
- 8) **Unfinished Business**
 - a. **Review of County Planning Commission comments Proposed Solar Energy Amendments.**

Read through the comments and discussed.
Commissioners compared the comments to the Township Attorney's recommendations.
MOTION: by Odland to not accept the Van Buren County Planning Commission's comments except with 18.49, B, 4. Which should be altered to add "(does not apply to solar shingles)" and to recommend this change to the Township Board. 2nd by Raue. After discussion motion approved 6-0.

9. Reports

- a. Master Plan update
Larsen suggested that because the City has just completed their master plan and the new mayor seems to be receptive to cooperation with the Township that for the new year an invitation be extended to the City for a joint meeting .
MOTION: by Meeks to pass a Resolution to invite the City Planning Commission, City Council and Township Board to a joint meeting to discuss long-term issues. With the meeting to take place on October 3rd, 2018. Second by Tippman. Motion approved 6-0.
- b. Nonconforming lots
Hudson pointed out the recent edition of Planning & Zoning News and asked the Commissioners to review this for next meeting.
- c. Accessory Building Size – 18.06. C.
Odland asked what the purpose of the restriction was.
Tippman suggested lot width might be an issue.
After discussion the Commissioners asked Hudson to draft an amendment to take into account larger lots.
- d. Minimum lot size where municipal sewer & water are available
Larsen discussed this in relation to minimum dwelling sizes he saw in Canada – 560 sq.ft.
Discussion on ways and means to reduce utility hook up costs
Discussion of HDR lot size for 66' x 132' minimum lot.
- e. Special Uses
Hudson asked the Commissioners to review the existing Special Uses – distributed the list. Are these reasonable? Do we need more?
- f. Possible adjustments to existing requirements
Commissioners directed Hudson to draft possible amendments.

10. Commissioners

Odland asked when the revised Zoning Books would be ready
Hudson, after the recent amendments are adopted by the Board
Tippman commented on the Mini-Dwelling craze
Raue asked to be excused from the January meeting.

11) Adjournment

Chairman adjourned the meeting @ 8:44 PM

Submitted by Patrick Hudson, Zoning Administrator