

Wednesday, February 7, 2018  
**SOUTH HAVEN TOWNSHIP PLANNING COMMISSION**  
**MINUTES**

(Approved March 7, 2018)

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

MOTION: By Raue to approve the minutes of December 6, 2017 as presented, 2<sup>nd</sup> by Meeks. Approved 7-0
- 5) **Public Hearing:**

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

Nate and Summer Field asked for clarification on the RCO overlay zoning for Ruggles Road.

The text within the ordinance says that the RCO district applies to Ruggles Road but the map does not show the RCO district extending south of 14<sup>th</sup> Avenue.

Larsen asked the Planning Commissioners what the intent of the PC was.

Summer Field distributed a site plan for a camp store intended to serve the state park

Meeks asked about parking then asked to excuse herself from the PC because she is an adjacent neighbor

PC discussion and concluded that there was a possible conflict

Meeks joined the audience

Hudson pointed out the provisions of Section 18.21 – it was agreed that the Summerfield’s proposal is not a Home Occupation

Meeks asked about lighting

Raue asked about room for parking

Odland recalled that the PC had not intended to cut off the RCO at 14<sup>th</sup>

Larsen – the text should govern the ordinance not the map

Commissioner agreed that the map was in error

The Text in 9A.01 RCO district extends the RCO from Blue Star Highway along Ruggles Road to the state park.
- 7) **New Business**
  - a. **Davis Landscaping – vacant land @ Blue Star & Kalamazoo St.**

Hudson presented the staff review of the CSC zoning and the site plan pointing several deficiencies.

Larsen asked about the status of the court case  
Davis having read the staff review said that he can have the required dimensions added to the site plan  
Larsen pointed out that all of the required information must be included in the site plan  
Hudson – has not received – Driveway permit from Road Commission, Drain Commissioner review, nor Fire Marshal review.  
Davis said he is looking for guidance on this and how to do a land division  
Larsen pointed to Hudson’s memo and said Davis should also consult staff on the land division. Larsen also requested a time line from Davis  
Commissioners agreed that this qualified as a Preliminary Site Plan Review and that Davis needs to present a complete site plan.

**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. 2<sup>nd</sup> by Raue. After discussion motion approved 6-0.

**9. Staff Reports**

- a. Accessory Building Size – 18.06. C.  
After a discussion Planning Commissioners decided that the last part of the last sentence of 18.06 C should be deleted “..provided that in no instance shall the accessory building exceed the ground floor area of the main building.”  
This will be taken up at a later round of amendments.
- b. Special Uses  
Hudson reviewed the existing Special Uses – distributed the list.  
Larsen asked for volunteers (no more than 3) to discuss the Special Uses and come up with any suggested amendments.
- c. Hudson distributed the text amendments for the PC’s books

**10. Commissioners**

Odland asked about the 49-acre parcel on 18<sup>th</sup> Avenue. Logging has occurred.  
Hudson, several people have come in but there is no application  
Larsen asked Kiry about a joint city/township joint meeting.  
Kiry – no opposition to it.

**11) Adjournment**

Chairman adjourned the meeting @ 9:00 PM

Submitted by Patrick Hudson, Zoning Administrator