

Wednesday, March 7, 2018
SOUTH HAVEN TOWNSHIP PLANNING COMMISSION
MINUTES

(Approved April 11, 2018)

- 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 Odland approve the agenda, 2nd by Tippman, motion approved 6-0
- 4) **Approval of the Minutes**

MOTION: By Odland to approve the minutes of February 7, 2018, as presented, 2nd by Raue. Approved 6-0
- 5) **Public Hearing:** Meeks asked to excuse herself her property abuts the applicants 7:32
Fields – Special Use – RCO district store in LDR
Hudson reviewed zoning regulations & the application for compliance
Motion by Tippman, 2nd by Raue to open the public hearing, approved 5-0
Rob Piersen, engineer, presented copies of Drain Commissioner and SHAES approvals. Had discussion with Road Commission. Driveway is 30' wide, Road Commission wants trip generation developed.
The addition is to accommodate a bathroom. The existing building does have a pitched roof.
Larsen asked re; landscaping
Piersen – no additional intended due to large amount of existing. They are leaving the existing trees.
Nate Fields – the area around & in front of building will be grass.
Larsen asked re; signage & lighting
Piersen – solar lighting for the sign
Larsen – soil erosion? Parking
Piersen – Storm water not an issue. Parking to be gravel.
Tippman – No dumpster?
Piersen – No just barrel behind the building
Raue – parking lot lighting?
Piersen – No use will be seasonal during the day
Larsen opened the Public Hearing for public comment:
Linda Meeks – made comments at the preliminary review. Concerns are about lights, garbage, parking – these seem to have been addressed.
Larsen noted no further comments
Motion to close the hearing by Odland, 2nd Raue – approved 5-0

MOTION: by Tippman to grant conditional approval for the Special Use store conditional upon approval by the County Road Commission. 2nd by Odland.
Motion approved 5-0
Meeks re-joined Commission at 7:46

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

None

7) **New Business**

a. **Preliminary Site Plan – Henry Winery.**

Hudson reviewed the uses allowed in CSC and reminded the Planning Commission of their discussion on the similarity between Micro-brewery (a permitted use) and winery (not listed in the zoning ordinance).

Planning Commission discussed and agreed that a small winery is similar

Applicant was not present

Odland asked if there would be a restaurant. Will alcohol be limited to wine? He is concerned about the proximity to the SHARA park east on 14th. Will need landscaping and screening, Drain Commission, Road Commission and Fire approvals.

Meeks – will there be impact issues on the environment?

Hudson noted that the site had been used during sewer & water construction for a staging yard.

Larsen – a landscaping plan will be required.

b. **Lake Bluff Site Plan amendment.**

Hudson reviewed the plan – significant expansion of the parking areas; and pointed out a typographic error in the ordinance at 20.02 G. required rear setback for parking is typed twenty but also (10). Plan was drawn using 10’.

Discussion: about intent of the ordinance and issues with the neighbors.

Odland asked about storm water

Rob Piersen – Drain Commissioner had no issue – approval granted

MOTION: by Meeks to approve conditional upon SHAES approval and reduction of the number of parking spaces in the northeast corner to 19 giving a 20’ setback from the north lot line. 2nd by Tippman.

Discussion. Motion approved 5-1. (Odland dissenting)

c. **Phoenix Storage – site plan approval extension**

Larsen & Tippman asked to be excused for possible conflict of interest. Both have contractual agreements. Motion by Odland 2nd by Raue to excuse. Approved 4-0.

Hudson explained the limits of site plan approval, the revised plan in 2016 and lack of work done (no permits obtained)

Roger Marcy explained the need for an extension due to economic issues.

Discussion about the plans

MOTION: by Odland to grant a 12 month extension. 2nd by Meeks.

Motion approved 4-0.

Larsen & Tippman return at 8:13

d. **Springer Appliance – rebuild time extension request**

Mr. Springer explained that due to health issues he has not been able rebuild his store after the fire two years ago. Store is legal pre-existing nonconformity. He hopes to begin re-building after his surgery this year.

MOTION: by Meyer to grant a 12 month extension. 2nd by Meeks. Approved 6-0

8) **Unfinished Business**

None

9. Staff Reports

- a. Hudson: confused text in the Parking regulations needs to be fixed
There has an error in many of the Dimension Requirements tables for the zoning districts. The original wording required provisions for a frontage road whenever properties were divided to less than 330' width along M-43, M-140, Phoenix or Blue Star. This was inadvertently left out of the tables.
Commissioners agreed this need to be corrected.
Hudson informed the Commission of the urgency of making the correction and it was agreed to set a public hearing for this in April as well as for the sub-committee's work
- b. Special Uses - subcommittee
Tippman & Meeks completed their work.
From last month: 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.

10. Commissioners

Odland asked if the Commissioners could obtain a copy of the Joint City Township Parks & Recreation plan just adopted. He also asked for a copy of the Planning Commission minutes concerning the approval for Pilgrim Haven from April of 2017.
Several Commissioners cannot make the April 4 meeting – concern about quorum
MOTION by Raue 2nd by Larsen to move April meeting to April 11. Approved 6-0
Larsen asked if SHARA will be taking over all of the township's parks?
Kiry arrived at 8:32
Larsen – if SHARA is taking over the parks then the requirement to develop a parks plan should be deleted from the Planning Commission by-laws. This should be on the agenda in April.

11) Adjournment

Chairman adjourned the meeting @ 8:35 PM

Submitted by Patrick Hudson, Zoning Administrator