

Wednesday, June 6, 2018  
**SOUTH HAVEN TOWNSHIP PLANNING COMMISSION**  
**MINUTES**  
**(DRAFT)**

**1) Call to Order : 7:31 PM**

**2) Role Call:**

Larsen	present
Tippman	present
Meeks	present
Kiry	present
Odland	present
Meyer	excused
Raue	present

Also present: Patrick Hudson, Zoning Administrator/Recording Secretary

**3) Approval of the Agenda:**

MOTION by Odland to correct the date of the agenda and approve the agenda as amended, 2<sup>nd</sup> by Tippman, motion approved 6-0

**4) Approval of the Minutes**

MOTION: By Odland to approve the minutes of April 11, 2018, as presented, 2<sup>nd</sup> by Meeks. Approved 6-0

**5) Public Hearing:**

None

**6) Public Comment:**

**a. Non-agenda items.**

Cindy Compton presented a preliminary proposal for a possible substance abuse treatment facility to be located on the parcel located behind (north of) the Meijers store. 5.5 acres in CSC special use per 11.03, Q.  
Discussion by the planning commissioners was favorable – all could support the concept.

**7) New Business**

**a. Pietrucha Shoreline Project Site Plan –**

Hudson presented the staff review noting that the physical elements conform to the ordinance requirements but the project crosses three lot lines and the major portion is located within the Condominium Association's common area, which is a concern.

Jason Pietrucha presented letters of support from the 3 property owners and himself as president of the Condo Association.

Discussion concerning objections to the revetment portion of the project – Hudson pointed out that the revetment portion is a seawall at or below average lake level and under the Army Corp of Engineers authority and thus not regulated under the Shoreline Protection Overlay zone regulations of the Zoning Ordinance.

Edward Mack was recognized and raised objections to the revetment portion and questioned the authority of the Board of the Condo Association.

Julie Portman also objected to the revetment project as well as work on the dunes

Jerry Portman pointed out that the Association is divided on the project  
Jason Pietrucha explained the status of the Board  
Tippman noted that if the Association cannot agree the PC cannot make a decision  
Larsen pointed out that the ordinance only regulates work on the bluff  
Michael Zinn asked about the jurisdiction of the various authorities  
Howard Zeller asked if they could proceed with part of the project and if they have to complete the entire project  
Edward Mack asked who has the authority  
Brian DeBest said he was asked to develop the plan by the Board and has submitted to the Corp of Engineer, MDEQ, Drain Commissioner and Township. There were further comments by E. Mack, M. Zinn, Mr. & Mrs. Portman, and DeBest.  
Discussion by the Planning Commissioners  
MOTION: by Tippman to approve contingent upon approval by the Army Corp of Engineer, MDEQ, Drain Commissioner and proper authorization from the Condominium Association with Hudson to check with the Township Attorney after reviewing the Association Bylaws. 2<sup>nd</sup> by Kiry.  
Discussion. Odland noted to the Association that nothing in the plan is contrary to the ordinance. Motion Approved 5-1 (Tippman opposed).

**b. ALDI's site plan amendment**

Hudson presented the staff review and recommended approval conditional upon receiving approvals from SHAES, Road Commission and Drain Commissioner. Curt Petrak presented the site plan and reasons for the expansion.  
Tippman – noted that everything we need is here.  
MOTION by Odland to approve subject to Drain Commissioner, Road Commission and Fire Marshal approvals. 2<sup>nd</sup> by Meek.  
Motion approved 6-0.

**8) Unfinished Business**

None.

**9. Staff Reports**

a. None

**10. Commissioners**

Tippman and Odland commented.

**11) Adjournment**

Chairman adjourned the meeting @ 8:54 PM

Submitted by Patrick Hudson, Zoning Administrator