

Wednesday, September 5, 2018
**SOUTH HAVEN TOWNSHIP PLANNING COMMISSION
MINUTES**

(Approved October 3, 2018)

- 1) **Call to Order : 7:31 PM**
- 2) **Role Call:**

Larsen	excused
Tippman	present - vice chair
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 to approve the agenda, 2nd by Tippman, motion approved 6-0
- 4) **Approval of the Minutes**

MOTION: By Odland to approve the minutes of June 6, 2018, as presented, 2nd by Raue.
Approved 6-0
- 5) **Public Hearing:**
 - a. ILIOS – 73rd St. LLC – PUD

Hudson presented staff review
John Tenpas, PE, presented the site plan including a revision defining a seating plan based on 322 seats / 5 = 65 parking spaces; they will be seeking MDEQ permits to deepen the wetland; an outdoor wedding space area was explained; the existing house on the corner is not intended to be used as a B & B.
Odland questioned the seating plan
Nicole Slott said they are seeking a 400 person capacity
Odland concerned about parking
Meeks asked about marketing study & preservation of natural areas
Leonard Slott said they had talked to the Chamber of Commerce
Odland pointed out that they are going to get more than just weddings
Tenpas explained DEQ regulations on wetlands
MOTION by Odland to open the Public Hearing 2nd by Raue @ 8:02
Nancy Brinks spoke in opposition based upon existing traffic issues at both 8th Avenue and M-43.
Marlene Hickman spoke in opposition based upon safety at 73rd & M-43; and asked who gives final approval
Tippman closed the public hearing as there were no further comments
MOTION by Odland to recommend approval to the Township Board for the site plan presented by ILIOS 73rd St. LLC subject to the following conditions:
 - Fire Marshal approval
 - Van Buren County Road Commission approval
 - Van Buren County Drain Commissioner approval
 - Michigan Department of Environmental Quality approval(s)2nd by Raue. No further discussion, motion approved 6-0.

- 6) **Public Comment:**
- a. **Non-agenda items.**
Rob Pierson and Brad Thomas presented an inquiry as to acceptability for a contractor yard to be located on 14th Avenue just east of Blue Star Highway. Current zoning is CSC.
Hudson explained his interpretation of the CSC regulations which do not allow contractor yards.
Discussion followed
Commissioners asked Hudson to draft a possible text amendment for CSC for further discussion.
Later: Cindy Compton asked about the difference between the PUD approved tonight and the one that was denied back in 2016.
Commissioners explained that 73rd St. had a RCO – Residential Commercial Overlay zone and the proposed access is directly to a county primary, while the previous proposal did not have the overlay zone and accessed through a private road to which the neighbors objected.
- 7) **New Business**
- a. **Sprint Micro-Tower question –**
Hudson asked the Commission about new micro-cell tower technology.
Commissioner’s opinion is that this should be a minor addition to the structures and could be approved administratively.
Hudson to draft text for next meeting.
- 8) **Unfinished Business**
- a. None.
9. **Staff Reports**
- a. None
10. **Commissioners Comments**
Kiry commented that the intersection of 73rd and 8th is dangerous.
Tippman noted that for the PUD tonight, the RCO and the access directly to 73rd convinced him to recommend approval.
- 11) **Adjournment**
Vice-Chairman adjourned the meeting @ 8:58 PM

Submitted by Patrick Hudson, Zoning Administrator