

## Planning Commission

### **Regular Meeting Agenda** **Thursday, March 5, 2015** **7:00 p.m., Council Chambers**



**City of South Haven**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes – January 15, 2015**
- 5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda**
- 6. New Business – Public Hearing**

Joe Wiltgen is requesting a special use permit to construct a planned shopping center on his property at 330 Blue Star Highway. The special use permit is necessary because the applicant intends to construct a single building with more than two (2) individual commercial units.

**7. Site Plan Review**

Joe Wiltgen is seeking site plan approval for a new commercial building proposed for 330 Blue Star Highway.

**8. Commissioner Comments**

**9. Adjourn**

RESPECTFULLY SUBMITTED,  
Linda Anderson, Zoning Administrator

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## Planning Commission

### Meeting Minutes Thursday, January 15, 2015 7:00 p.m., Council Chambers



City of South Haven

#### 1. Call to Order by Paull at 7:00 p. m.

#### 2. Roll Call

Present: Heinig, Miles, Smith, Wall, Webb, Paull  
Absent: Frost, Peterson, Stimson

Motion by Heinig, second by Smith to excuse Frost, Peterson and Stimson.

All in favor. Motion carried.

#### 3. Approval of Agenda

Motion by Wall second by Heinig to approve the January 8, 2015 regular meeting agenda as presented.

All in favor. Motion carried.

#### 4. Approval of Minutes – November 13, 2014

Motion by Heinig, second by Wall to approve the November 13, 2014 regular meeting minutes as corrected.

Page 3, Paragraph 3:

- Line 2: After the word circumstances add "How can we use this information?"
- Line 3: Replace the word Logarithm with "logarithmic formula."
- Lines 4 and 6: Replace the word logarithm with "formula."

All in favor. Motion carried.

#### 5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

There were none.

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DRAFT

## 6. New Business - Public Hearing

**Webb Architects, representing O'Reilly Auto Parts of Springfield, MO, is requesting a special use permit in order to provide parking spaces over that which is required for their new store to be located at 369 Blue Star Highway. Zoning Ordinance Section 2406-6 requires 22 spaces for the store and the applicant is seeking to construct 35 spaces. The special use permit is required in Zoning Ordinance Section 2403-b.**

Motion by Miles, second by Smith to open the public hearing.

All in favor. Motion carried.

Anderson explained the regulation concerning the overlay corridor that requires a special use permit if people want to have more parking spaces than permitted. We decreased the parking required in the overlay from one (1) space per 150 square feet to 200 square feet. Parking spaces required under the overlay zone is actually seventeen (17). They're required to have seventeen (17) for the size store and they are proposing thirty-five (35). If not in overlay they would be required to have twenty-two (22) spaces minimum. One thing to consider, according to Anderson is if you look at the plan that shows their traffic maneuvering through the site, it goes over a couple of the parking spaces. Anderson noted that she asked the applicant about this; they explained that their deliveries are usually made in the night. Anderson's concern is that, in the future, if a different business goes in there that does not get their deliveries at night that could be a problem. Anderson added that the city does hope that O'Reilly will stay a very long time. With the request they still have eight (8) spaces more than they need to comply with the ordinance, but without the special use permit they would not be able to get their trucks in for deliveries. Anderson pointed out that they have planned a lot of landscaping along the front, which will break up that parking area very nicely. This is a compact store and a fairly compact parking area and, with the addition of the catch basins and extra landscaping, it does cut down on the usable lot area.

Aaron Hargrave, Civil Engineering: Regarding the special use, we submitted the traffic study. With the parking, O'Reilly's delivers to mechanics in the area, so we have spots in the parking area for those delivery vehicles. The parking area is broken up by the landscaping; we feel it is not a crazy request and history shows O'Reilly's can use the parking.

Smith: on page fifty-one (51) there is an electrical question regarding a guy-wire. Anderson stated that has been addressed.

Smith thanked O'Reilly's for improving this lot. There is a lot of elevation, I can look at the site plans and not really know. . . Anderson noted this is the special use request. Smith should wait for the site plan review to ask questions unrelated to the special use request.

Terry Taylor introduced himself and his dad, Don Taylor, who owns the house to the south of the O'Reilly's site. He stated that now that they have seen the landscaping plan, they are fine with that plan, but "Now we hear about delivery at night and that concerns

us.” Hargrave clarified that deliveries occur right after the store closes, around 9:00 to 10:00 p.m., not the middle of the night.

Taylor had questions regarding address difference which Anderson explained by noting that Taylor’s property is in South Haven Township and the O’Reilly’s lot is in the city.

Motion by Wall, second by Heinig to close the public hearing.

All in favor. Motion carried.

Paull noted it’s time to consider the question and make a decision if possible.

Heinig stated, “I think they’ve done a good job demonstrating this is their business model. I don’t see, with the location, that this parking request will create any problems.”

Motion by Heinig, second by Smith to approve the special use permit for parking request.

All in favor. Motion carried.

## **7. Other Business – Site Plan Review**

- a) Webb Architects, representing O’Reilly Auto Parts of Springfield, MO, has submitted plans for a new store at 369 Blue Star Highway. Review and approval of commercial plans by the planning commission is required under Zoning Ordinance Section 1401-1.**

Anderson commented that she talked to the city engineer who got the revised plans, they have made a lot of improvements; the engineer has no doubt the final plans will comply with all city codes. All of the city engineer’s concerns have been addressed or will be shortly. Regarding the traffic study, O’Reilly’s say they do not need a traffic study, and when considering the ordinance standards, they will not exceed the number of vehicle trips necessary to warrant a traffic study.

Anderson referred to the landscaping plan displayed on an easel; she colored in the landscaping so members can see how it actually looks. They are not really meeting the standard for the side that abuts the property of the neighbor that was here earlier. The applicant had reasons for not landscaping that, and you can decide how you feel about that.

The signage is not included on this plan, but that will be taken out under separate permits and will have to follow the requirements of the overlay zone.

Paull asked where the Knox box will be for the fire department. He does not see that on the revisions. The company representative stated that they will contact the fire marshal to find an agreeable location for the box. Anderson commented that O’Reilly’s needs to let the building department know the location; that will be needed before an occupancy certificate is issued.

Regarding the traffic study there were no questions from the board.

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Landscaping, particularly the south boundary between the people who were just here and the business:

Hargrave: Some existing trees will remain on the site. The demolition sheet says existing trees are to be removed or pruned at property lines. Wall says it is just being a good neighbor to leave at least every other one if the existing pine trees. Smith noted there is space between them; it is not like they form a solid wall. There is also to be a six (6) foot tall fence along the south property line; the trees are on the applicant's property. Wall requested some kind of verbiage or agreement to either leave the pine trees or replace them needs to be included in the final drawings.

Anderson reminded that the board may request a revised landscape plan and make that a condition of the approval.

Heinig asked about the monitor well noted on the plan. Need to find out who owns it, what they are monitoring and get a pre- and post-construction reading.

Smith wondered about at what elevation the building will sit and the elevations of the site. Hargrave said the building will sit up at the 60-something level sloping down to the road. There will be a flattened area where the building is. "That is quite a sloped site," Hargrave noted.

Anderson excused herself to retrieve a large plan from her office. Heinig noted that on the grading plan it is listed as an abandoned well, so it shouldn't be an issue.

Anderson added that she and the city engineer looked at the photometric for the lighting fixtures and it appears the exterior lighting will be in compliance with code requirements.

Motion by Smith, second by Wall to approve the site plan with the following conditions:

- Knox box location be determined and reported to the building inspector.
- Revised landscaping plan to indicate buffering shall be submitted to the zoning administrator.
- Sign off by city engineer on any remaining issues prior to any permit issuance.

All in favor. Motion carried.

b) Annual Report to City Council

Anderson explained that the Michigan Planning Enabling act requires the Planning Commission to make an annual report to the City Council stating all activities and decisions made in the prior year. Anderson noted that the format she has put the report in helps her look up things later. Anderson also makes note of the Zoning Board of Appeals actions. No action is needed, per Anderson, as this is just informational for City Council.

c) Dog Ordinance memo

Anderson stated that the board does not have to do anything with this and explained that staff was asked to review the ordinance due to an incident with a dog. A subcommittee met

with the deputy police chief to go over what happened and to review the city code. It was decided by the subcommittee that the ordinance is adequate and everything was taken care of well. The subcommittee did have recommendations regarding redundancies or unclear language. Anderson took the subcommittee's recommendations to the City Manager, who consulted the City Attorney. The City Attorney agreed with the recommendations of the subcommittee and has drafted amendments to the actual ordinance. The City Attorney not only approved the fine increase suggested by the subcommittee, he added the increase to the fine across the board, doubling fees all the way.

Anderson clarified that this is just another information item. City Council will be looking at the revised ordinance on Monday night and Anderson will be there to help answer questions.

Paull noted the pressure was to try to include reference to breed specific rules and regulations. "All of the research out there regarding breed specific laws indicates they don't work anyway." Paull believes a fair way to deal with dog problems are to deal with behavior rather than breed. It was noted that the ordinance does take into account the owner's actions.

#### **8. Commissioner Comments**

Paull: This is the first opportunity I've had to wish everyone a Happy New Year.

#### **9. Adjourn**

Motion by Heinig, second by Wall to adjourn at 7:40 p. m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom  
Recording Secretary



## Agenda Item #6 JWILCO Special Use Request

City of South Haven

**Background Information:** Joe Wiltgen, representing JWILCO, is requesting a special use permit to construct a planned shopping center on his property at 330 Blue Star Highway. This permit is required because the proposed commercial center will have more than two (2) individual units. The applicant intends to demolish the building currently on the site and rebuild. This special use hearing is authorized in zoning section 802-1.

**Recommendation:** Any special use approval of this project will need to be contingent on site plan approval by all city departments and the approval of side and rear variances by the zoning board of appeals. Given the incompleteness of the site plan, it is difficult to recommend approval of the special use at this time. The corrections required to the site plan could limit the allowable size of the building making the special use unnecessary.

### Support Material:

Application  
Site plan  
Exterior elevations  
Aerial photo  
Case Summary

Respectfully submitted,  
Linda Anderson  
Zoning Administrator

**SPECIAL USE PERMIT APPLICATION**  
**CITY OF SOUTH HAVEN**  
**BUILDING SERVICES DEPARTMENT**  
539 PHOENIX STREET, SOUTH HAVEN, MICHIGAN 49090  
FOR INFORMATION CALL 269-637-0760

Date: 2-10-15 Applicant: Joe Wilco J Wilco Inc.

Applicant Address: 519 Virginia Ave South Haven MI 49080

Applicant Phone Numbers: 269-208-4687

Applicant e-mail: JWilco1@hotmail.com

Subject Property Address: 330 Blue star Hwy South Haven MI 49090  
(A legal description and survey of the subject property is required to be submitted with this application.)

Zoning District: B-2

Type of Special Use Requested: Planned Shopping Center (over 2 units in one building)  
(A scaled site plan for the subject property is required to be submitted with this application.)

Special Use Section Number: 802-1

Attach a list of the conditions for approval which apply to your request and comment on how your request will meet those standards:

Applicant shall respond to the general standards in Sec. 1502 below and comment on how the requested Special Use Permit will meet the standards:

General Standards - The Planning Commission shall review the particular circumstances of the special use permit application under consideration in terms of the following standards and shall approve a special use permit application only upon a finding of compliance with each of the following standards, as well as applicable standards established elsewhere in this Ordinance:

- a. The special land use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.
- b. The special land use shall not change the essential character of the surrounding area.
- c. The special land use shall not be hazardous to the adjacent property, property values, or involve uses, activities, processes, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, ground vibration, water runoff, odors, light, glare or other nuisance.
- d. The special land use shall not place demands on public services and facilities in excess of current capacity unless planned improvements have already been scheduled for completion.
- e. The special land use is consistent with the intent of the Comprehensive Plan.
- f. The special land use shall meet the site plan review requirements of Article IV.
- g. The special land use shall conform with all applicable state and federal requirements for that use.
- h. The special land use shall conform with all standards in this Ordinance and other applicable City Ordinances, including but not limited to parking (see Article XVIII), signs (see Article XX), and standards particular to the special land use found in the District provisions, Schedule of Regulations, or elsewhere.

Applicant Signature Joe Wilco Date: 2-10-15

**A FEE OF \$400.00 MUST BE SUBMITTED WITH COMPLETED APPLICATION.**

Van Buren County Community Information Center

**Parcel 80-53-552-016-01**



Close This Window

**Van Buren County Property Information**

If you have Questions or find Incorrect Information Send an Email.

**Jurisdiction:** South Haven City  
**Plate Number:** B535

**Owner Name:** WILTGEN JOSEPH C  
**Parcel Address:** 330 BLUE STAR HWY  
SOUTH HAVEN, MI 49090  
**Mailing Address:** 519 VIRGINIA AVE #1  
SOUTH HAVEN, MI 49090

**Property Information**

**School District:** 80010  
**Current Property Class:** 201  
**Current Assessment:** \$123,000  
**Previous Assessment:** \$123,000  
**Taxable Value:** \$118,735  
**Homestead %:** 0%  
**Calculated Acreage:** 0.5

**Legal Description**

B535 1-17 1018-710 1373-859 1554-943 LOTS 12-14-16. BLOCK 2 M JONES ADD.

Powered by Community Center™ software from the Land Information Access Association



**AGENDA ITEM #6  
JOE WILTGEN (JWILCO) SPECIAL USE APPLICATION  
GENERAL INFORMATION**

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Case Number.....2015-0002

Date of Plan Commission.....3-5-2015

Applicant.....Joe Wiltgen (JWILCO)

Request .....A special use permit to construct a planned shopping center (i.e., more than 2 units)

Location .....330 Blue Star Highway.

Parcel Number.....80-53-552-016-01

Size.....5 acres (20,137 square feet +/-)

Street Frontage.....135 feet

Current Zoning.....B-2 General Commercial

Proposed Zoning.....No change

Contiguous Zoning.....North: B-2 General Commercial  
South: B-2 General Commercial  
East: B-4 Highway Commercial (other side of Blue Star Hwy)  
West: R1-B Residential

Current Land Use.....Commercial car wash

Contiguous Land Uses.....North: Countryside Motors  
South: Laundomat  
East: Future site of O'Reilly Auto Parts  
West: Single family residential

Comp Plan Designation .....Commercial

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**CHARACTER OF THE AREA**

The subject property is in an area of commercial uses except to the west which is a single family home neighborhood. The character of the area is consistent with the current zoning and future land use classification.

**DEVELOPMENT PROPOSAL**

Joe Wiltgen is requesting a special use permit and site plan approval to construct a planned shopping center on his property at 330 Blue Star Highway. This permit is required because the proposed commercial center will have three (3) units. The applicant intends to demolish

the building currently on the site and rebuild. This special use hearing is authorized in zoning section 802-1. The parcel number for the project is 80-53-552-016-01.

## **PUBLIC RESPONSE**

NA

## **EVALUATION**

The following relevant provisions of the Zoning Ordinance are followed by a statement representing the status of the subject property as it relates to that provision.

### **ARTICLE XV (SECTION 1502, BASIS OF DETERMINATION):**

1. **General standards** - the Planning Commission shall review the particular circumstances of the special use permit application under consideration in terms of the following standards and shall approve a special use permit application only upon a finding of compliance with each of the following standards, as well as applicable standards established elsewhere in this ordinance:

- A. The special land use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.

*There is no reason to expect that the new commercial building will not be maintained and designed in a manner compatible with the surrounding neighborhood provided that adequate landscaping/screening is in place to protect the adjacent residential properties.*

- B. The special land use shall not change the essential character of the surrounding area.

*The proposed use will have little or no impact on the neighborhood as the subject property has for many years housed a commercial use. There is no expectation that the proposed use will change the area character other than improving the appearance through landscaping and allowable signage.*

- C. The special land use shall not be hazardous to the adjacent property, property values, or involve uses, activities, processes, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, ground vibration, water runoff, odors, light, glare or other nuisance.

*No hazardous impacts are anticipated as the proposed use will be office/retail in nature. Any exterior lighting will need to be dark sky compliant.*

- D. The special land use shall not place demands on public services and facilities in excess of current capacity unless planned improvements have already been scheduled for completion.

*No additional demands on public services are expected.*

- E. The special land use is consistent with the intent of the comprehensive plan.

*The 2011 Master Plan includes the following in the Policy Statement section: " The City and South Haven Township should support redevelopment of properties fronting on Blue Star Highway, M-43 and Phoenix Street as retail, service and other commercial uses. Buffers between commercial/industrial uses and the existing single family residences should be encouraged as expansion and redevelopment occurs".*

*This proposed use is compatible with the master plan.*

- F. The special land use shall meet the site plan review requirements of Article IV.

*The site plan review is included in the agenda packet. At this time, the plan application is incomplete.*

- G. The special land use shall conform to all applicable state and federal requirements for that use.

*The project shall meet all applicable laws and regulations prior to final permitting.*

- H. The special land use shall conform with all standards in this ordinance and other applicable city ordinances, including but not limited to parking (see Article XVIII), signs (see Article XX), and standards particular to the special land use found in the district provisions, schedule of regulations, or elsewhere.

*This application will require variances to build as requested. The applicant has chosen to seek the special use permit prior to the variance application knowing that any approval will be contingent on obtaining the necessary variances.*

## **SECTION 1510.27. PLANNED SHOPPING DEVELOPMENT**

1. **Locational Requirements** - Planned shopping developments are permitted in the B-2 and B-4 Major Thoroughfare Business District. Ingress and egress shall be only from a major thoroughfare.

*The property will be accessed from Blue Star Highway.*

2. **Site Requirements** - Shall be at least 20,000 square feet in size.

*Property is 20,137 square feet in size.*

3. **Buffering Requirements** - A landscaped area conforming to the requirements of Section 1709 shall be provided and maintained between the parking lot and the property line, with a width of ten (10) feet on the front and rear property lines, and five (5) feet on the side property lines. If the lot is a corner lot, a landscaped area of ten (10) feet shall be provided and maintained along any property line which fronts a public street.

*This property is within the Corridor Overlay Zone and will need to comply with all requirements of that section, including landscaping.*

4. **Performance Standards**

- a. Due to the nature of Planning Shopping Developments, traffic flows may be increased. The Planned Shopping Development must provide adequate safety measures in traffic flow design through limited ingress and egress points to the property and parking areas. Said traffic flow increase must not present a dangerous impediment to existing thoroughfares or streets.
- b. The maximum widths of all driveways at the public sidewalk crossing or road shall be no more than thirty-six (36) feet. All Planned Shopping Developments must provide an unobstructed drive of a minimum of twenty-four (24) feet in width. Said drive must be located not further than 35 feet from the wall line, running the entire perimeter of said buildings. Said drive must be posted with markings on the pavement or signs that state "No Parking - Fire Lane."
- c. Minimum angle or driveway intersection with the roadway from the curb line to the lot line shall be no less than sixty (60) degrees.
- d. The minimum distance between roadway curb cuts or driveways shall be no less than forty (40) feet on any property or adjacent properties owned in common by an individual.
- e. The minimum setback from any road or street right-of-way to a building within a Planned Shopping Development shall be thirty-five (35) feet.

*Items A through E will be reviewed by the city engineer and the County Road Commission. **The site plan does not, however, show the fire lane extending around the entire building as required in the zoning ordinance.***

- f. If a Planned Shopping Development is adjacent to another major traffic use (i.e., Department Store, Grocery Store, another Planned Shopping Development), every attempt must be made to create an access from the Planned Shopping Development to the other major traffic use without using public right-of-way (i.e., an internal drive between the two uses).

N/A

- g. All uses within the Planned Shopping Development must be uses that would be allowed in the B-2 district. Any change of use within the Planned Shopping Development must apply for a certificate of zoning compliance from the Zoning Administrator before business commences.

*It is planned that the businesses in the center will be office or retail. Any change in this plan will need to be approved by the zoning administrator or the planning commission, depending on the proposed use.*

### **RECOMMENDATION**

Staff has significant concerns with the approval of the special use request at this time. The number of elements that need to be added or corrected on the site plan could substantially alter the size of the proposed building. If these changes reduce the number of units to less than three (3), a special use permit will not be required, only site plan approval. The planning commission needs to review the case summary, visit the site and determine if this application for a special use permit meets the intent of the city and, if it does, include any conditions they feel necessary. One condition should be the obtaining of the necessary variances and site plan approval by all city departments.



## Agenda Item #7 JWILCO Site Plan Review

City of South Haven

**Background Information:** Joe Wiltgen, representing JWILCO, is requesting site plan approval to construct a planned shopping center on his property at 330 Blue Star Highway. This project involves the demolition of the existing building and the construction of a new 4-unit planned commercial center.

**Recommendation:** The site plan received is missing several items as listed in the attached zoning administrator review. The plan has been forwarded to the city engineer for his comments which will be sent to planning commission members under a separate email prior to the meeting. The plan has not been forwarded to other city departments pending comments from the city engineer. Initial discussions with the engineer indicate that there may need to be changes to the parking area and some modification to the plan to accommodate water runoff.

Staff recommends tabling any site plan approval until at least the concerns of the zoning administrator and other city staff have been addressed.

### Support Material:

Application  
Site plan  
Exterior elevations  
Zoning Review

Respectfully submitted,  
Linda Anderson  
Zoning Administrator

**BUILDING & ZONING PERMIT APPLICATION**  
**CITY OF SOUTH HAVEN**  
**BUILDING DEPARTMENT**  
539 PHOENIX STREET, SOUTH HAVEN, MICHIGAN 49090  
FOR INFORMATION CALL 269-277-8573

Incomplete Forms Will NOT be  
Approved or Processed

Project Address: 330 Blue Star Hwy South Haven MI 49090

Tax ID 80-53- (If property is part of a PUD or condominium development, confirmation of parcel number from the Assessing Department is required)

Applicant: Joe Williger Property Owner: Joe Williger

Appl. Address: 518 W. Michigan Ave Owner Address: same  
South Haven MI 49090

Applicant Phone: 269-208-4687 Owner Phone: 269-208-4687

Current Use of Property: car wash Zoning District of Property: \_\_\_\_\_

Project Description: Plan - strip mall 4 unit

Contractor: Joe Williger Lic. No. \_\_\_\_\_

Liability Carrier: \_\_\_\_\_ Fed ID or SS: \_\_\_\_\_

Total Value of Construction (Materials and Labor, Building Permit Only): ~~200,000~~ 150,000

Is property subject to an association? Yes \_\_\_ No  (If yes, attach letter from association)

Is property currently served with city water and sanitary sewer connections? (Letter from city engineer req'd.)

I hereby authorize the Zoning Administrator, Building Inspector or other authorized representative of the City of South Haven to enter and inspect the above property for the purpose of inspection of the premises.

AFFADAVIT: I certify and affirm that I am the property or building owner or owner's authorized agent and that I agree to conform to all applicable laws of this jurisdiction. I also certify that this application is accurate and complete. Section 23A of the State Construction Code Act of 1972, Act No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the state relating to persons who are to perform work on a residential structure. Violators of Section 23a are subject to civil fines.

OWNER'S SIGNATURE: Joe Williger DATE: 2-10-15

APPLICANT'S SIGNATURE: Joe Williger DATE: 2-10-15

### 2011 ORTHO AERIAL MAPS

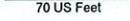
Showing Parcel Lines and Labels



2011 Digital Orthophotographs

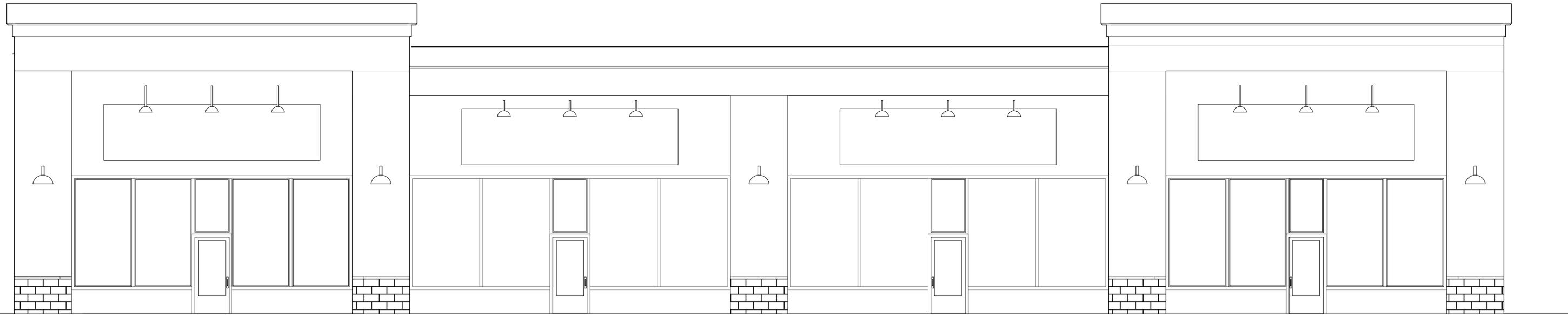
The original photographs displayed here were taken in the spring of 2011. The 'best resolution' of these images is 0.5 feet per pixel.

Digital ortho photography consists of images processed by computer to remove the distortions caused by tilt of the aircraft and topographic relief in the landscape. These images are properly scaled and located in the state plane coordinate system (NAD83) thus giving them similar characteristics of a map.


 70 US Feet

-  2011 Digital Orthophotograph
-  Municipal Name
-  Municipal Border
-  Railroads
-  Public Roads
-  Property Lines
-  Subdivision Lines
-  Condominiums Lines

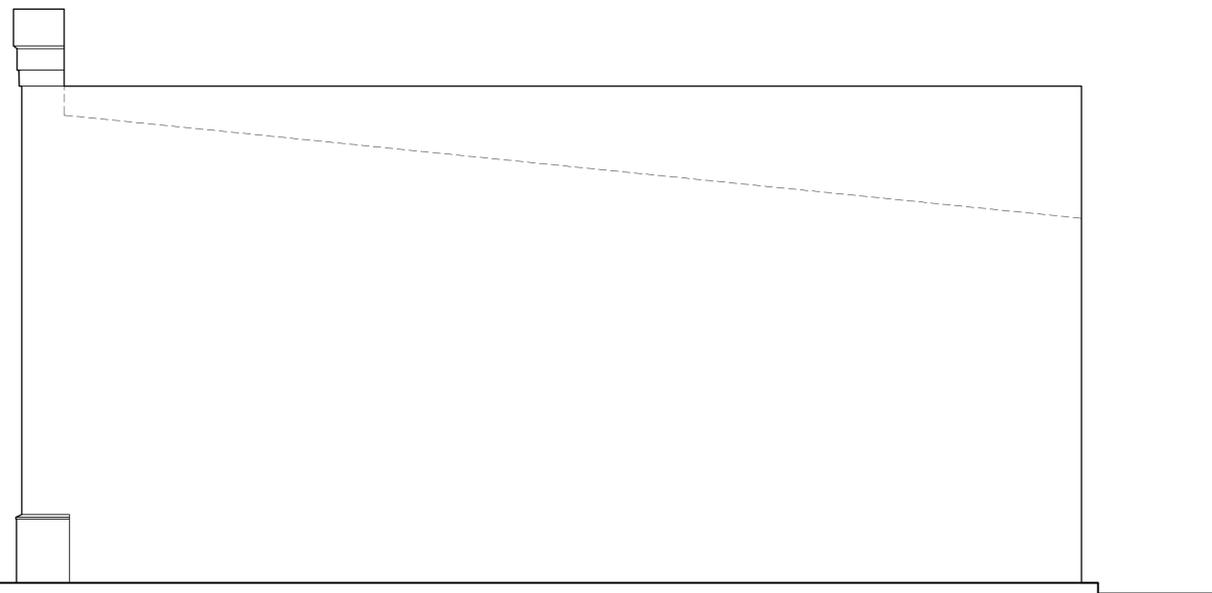
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PRELIMINARY FRONT ELEVATION (EAST)

1/4"=1'-0"

- One story structure
- 130' wide x 50' deep
- Final design not decided but height will not exceed height limit for zone (35 feet)



PRELIMINARY SIDE ELEVATION (NORTH)

1/4"=1'-0"

<p><b>Joe Wiltgen</b>                  330 Blue Star Highway - South Haven, MI</p>														
Project 02.16.2015 1/4"=1'-0"	1	Preliminary Elevations	<p><b>MIDWEST CIVIL</b>  <b>MCE</b>  <b>ENGINEERS, INC</b>  <small>CIVIL ENGINEERING LAND SURVEYING ARCHITECTURE                  15660 76th St., SOUTH HAVEN, MI 49090 - 269.651.9205</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">No.</th> <th style="width: 60%;">Revision/Issue</th> <th style="width: 35%;">Date</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Revision/Issue	Date							1"
No.	Revision/Issue	Date												

CITY OF SOUTH HAVEN  
 SITE PLAN REVIEW FORM  
 ZONING ADMINISTRATOR/PLANNING CONSULTANT REVIEW

PRELIMINARY SITE PLAN  FINAL SITE PLAN \_\_\_\_\_  
 Date of Submittal 2.16.2015 Date of Submittal \_\_\_\_\_  
 Date of PC Review 3.5.2015 Date of PC Review \_\_\_\_\_

Name of Applicant Joe Wiltgen (Wilco)  
 Address of Applicant 519 Virginia Ave #1 / Sth.  
 Applicant Telephone No. ( ) \_\_\_\_\_  
 Project Name (if any) 330 Blue Star redevelopment  
 Brief Project Description demolish existing commercial bldg & rebuild a 4 unit strip mall.

CONTENT ACCEPTABILITY – PRELIMINARY SITE PLAN – SEC. 1403, pg 48

	Provided	Not Provided	Not Required
1. Legal description of property .....	<input checked="" type="checkbox"/>	_____	_____
2. Small scale sketch of properties, streets, and uses of land within 1/2 mile of the area .....	_____	<input checked="" type="checkbox"/>	_____
3. Generalized map showing existing and proposed arrangement of:			
a. Streets .....	<input checked="" type="checkbox"/>	_____	_____
b. Lots .....	_____	_____	<input checked="" type="checkbox"/>
c. Access points .....	<input checked="" type="checkbox"/>	_____	_____
d. Other transportation arrangements .....	<input checked="" type="checkbox"/>	_____	_____
e. Buffer strips .....	_____	<input checked="" type="checkbox"/>	_____
f. Natural characteristics .....	_____	<input checked="" type="checkbox"/>	_____
g. Signs – location and lighting .....	_____	<input checked="" type="checkbox"/>	_____
h. Buildings .....	<input checked="" type="checkbox"/>	_____	_____
4. Sketch building elevations .....	<input checked="" type="checkbox"/>	_____	_____
5. A narrative providing:			
a. Objectives of the proposal .....	_____	<input checked="" type="checkbox"/>	_____
b. Number of acres allotted to each proposed use, and gross area in buildings, structures, parking, public and/or private streets and drives, and open spaces .....	_____	<input checked="" type="checkbox"/>	_____
c. Dwelling unit densities by type .....	_____	_____	<input checked="" type="checkbox"/>
d. Proposed method of providing sewer and water service, as well as other public and private utilities .....	_____	<input checked="" type="checkbox"/>	_____
e. Proposed method of providing storm drainage .....	_____	<input checked="" type="checkbox"/>	_____
f. Proposed method of revegetating open land areas, both pre-existing and newly created, to a stable condition .....	_____	<input checked="" type="checkbox"/>	_____
6. Is the content of the site plan acceptable in relation to the size and complexity of the project? _____ Yes <input checked="" type="checkbox"/> No			
If no, what additional information is needed? <u>See attached</u>			

Review performed by [Signature] Date 2.17.2015

SITE PLAN REVIEW  
 ZONING ADMINISTRATOR/PLANNING CONSULTANT REVIEW

ZONING ORDINANCE COMPLIANCE

Project name, if any Waco Commercial Shopping Ctr.  
 Project location 330 BSH  
 Brief project description demolish existing bldg & rebuild new 4 unit comm. bldg.

	<u>Requirement</u>	<u>Proposal</u>
Use Regulations .....	<u>permitted w/SUP.</u>	<u>applied for SUP</u>
Comments .....		
Lot Area .....	<u>NO min</u>	
Comments .....		
Lot Width .....	<u>NO min</u>	
Comments .....		
Lot Area Coverage .....	<u>NO min</u>	
Comments .....		
Front Yard .....	<u>25'</u>	<u>60'+</u>
Comments .....		
Side Yards .....	<u>20'/20'</u>	<u>10'/10'</u>
Comments .....		
Rear Yard .....	<u>25'</u>	<u>20'</u>
Comments .....		
Height .....	<u>35' max</u>	<u>Not stated</u>
Comments .....		
Off-Street Parking .....	<u>22</u>	<u>23</u>
Comments .....		

Rezoning needed? NO  
 Special Use Permit needed? yes, for a Comm Shopping Center  
 Variances needed? yes, sides and rear  
 Is the proposed project, as represented on the submitted site plan, in compliance with all applicable provisions of the zoning ordinance?  
 Yes  No  If no, explain:  
see attached

Review performed by [Signature] Date 2-17-2015

Site Plan Review Comments  
330 Blue Star Highway  
Joe Wiltgen

Note: This property is located in the Corridor Overlay Zone. All related zoning provisions of that Article (Sec. 2400) apply.

1. Site plan needs to show loading area and delivery truck maneuvering lanes.
2. Dimensions of landscape islands needs to be shown; 40% of parking lot landscaping needs to be interior, not around the edge; detail of islands, including radii, length, width, landscaping and groundcover.
3. Show dumpster location and screening provided.
4. Variances will be required for both sides and rear setbacks.
5. South and north side landscaping and screening are not in compliance with ordinance. Ordinance requires a 10' greenbelt along building line of primarily evergreen varieties.
6. Details of tree varieties and groundcover for 25 foot front greenbelt are required.
7. Plan needs to show adjacent land uses and zoning.
8. Identify any existing vegetation that is to remain on site.
9. The aerial photo (included) indicates that some front parking is in the right-of-way, not on private property.
10. Exterior lighting detail needs to be shown to ensure compliance with night sky requirements.
11. Show percentage of glass on front exterior. Ordinance requires between 60% and 80%.
12. Evidence needs to be submitted showing approximate vehicle trips in peak hours of the day. Uses generating 100 or more peak hour trips in one day may require a traffic impact study by MDOT.
13. Exterior building finish materials and colors needs to be provided.
14. The exact finished height of the building needs to be provided.