

PC R1-C Zoning Subcommittee

Meeting Minutes

Wednesday, March 25
11:00 a.m. Council Chambers



City of South Haven

Present: PC members Heinig, Peterson and Stimson. Also present was the zoning administrator and Tony Marsala, Fire Marshal.

The members explained to the fire marshal the project and the issues as they see them. Mr. Marsala explained that the buildings are so close in the Monroe Park neighborhood (the R1-C zone) that hoses need to be dragged to fires instead of driving equipment into the area. This is especially a problem in the center areas where there are too few fire hydrants to adequately serve the density. He also stated that ladder trucks cannot maneuver in an area with three (3) feet of building separation. As equipment gets better, he said, it also gets bigger which makes the problem worse. He also told the members that when a fire occurs, the fighters need to look not just at the initial house but the surrounding houses as well. Considering the density in this area, this requires more water flow than is currently available.

There was then discussion among members about options for permeable surfacing. Peterson distributed information about the different types of surfaces which could be used for the proposed permeable surfaces requirement. He then offered to work up the options into a guidebook which could be referenced in the ordinance.

It was then discussed that the draft ordinance would go to the full planning commission for review and discussion in May with a public hearing scheduled for summer.

The subcommittee will meet again in two (2) weeks to continue work on the amendments to the other parts of the zoning ordinance. Information will be sent to members prior to the meeting.

Next meeting Wednesday, March 4, 2015.

Adjourned at 11:45 a.m.