

Planning Commission

Regular Meeting Minutes Thursday, April 14, 2016 7:00 p.m., Council Chambers



City of South Haven

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

2. Roll Call

Present: Bill Fries, Clark Gruber, Steve Miles, Brian Peterson, Dave Paull, Judi Stimson, Larry Heinig

Absent: John Frost, Terri Webb

Motion by Paull, second by Gruber to excuse Frost and Webb. Motion carried.

3. Approval of Agenda

Motion by Stimson, second by Peterson to approve the April 14, 2016 Regular Meeting Agenda as presented.

All in favor. Motion carried.

4. Approval of Minutes – March 3, 2016 Regular Meeting and March 24, 2016 Special Meeting

Motion by Stimson, second by Miles to approve the March 3, 2016 Regular Meeting Minutes and the March 24, 2016 Special Meeting Minutes as written.

All in favor. Motion carried.

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

None at this time.

6. New Business – Site Plan Review Application

Site plan review for building renovation and deck – 515 Williams #10

Anderson explained the request, noting that the applicant has applied to convert a unit in Old Harbor Village to a restaurant/bar with deck seating. The site is on the second floor

and involves remodeling the interior building space and the construction of a deck connected to the space. The proposed deck will be an expansion of the existing walkway and be above the lower deck which is not part of this project. Anderson noted that the proposed deck does not extend further than the existing lower deck and will not extend into the harbor lines. The deck will be eight (8) feet above the lower level walkway.

This project went before the Harbor Commission as required by city code. The Harbor Commission review is attached. Army Corp of Engineers and MDEQ permits are not required for this project as no part of the deck extends into the harbor lines. A letter of support from the Old Harbor Village Association is attached.

Anderson recommends that the Planning Commissioners review the attached plans and documents and grant site plan approval for the proposed deck.

Heinig asked for discussion or questions.

Peterson suggested that Lewis work with the building official to be sure it is structurally sound and Gruber asked how that ties into the pier. Lewis showed an exhibit with photographs showing an existing walkway and explained that underneath the dock is all I-beam; that he has submitted engineered stamped approved plans and noted the name of the contractor he is using. Gruber commented, "We see decks that fail and we don't want that," adding, "it's an outdoor restaurant which is cool."

Lewis said with Ballocks there and this restaurant he is hopeful it will make the Village much more of a destination.

Paull said there is significant space on the deck and asked, "Are you going to have outdoor entertainment?" to which Lewis responded that out of respect of the Harbor Inn and Village, and because there is not enough room, no, he does not feel it would work as a business model to displace seating to make room for a band. In addition, Lewis noted that at the bottom of the stairs where the common area splits, he has considered maybe in the afternoon on Saturdays and Sundays, maybe have a jazz band, do something with a raw bar, to make it really awesome. Lewis emphasized he is looking at afternoons, not the 10:00 p. m. to 2:00 a.m. or 9:00 p. m. to midnight, for having some outdoor music in that location.

Paull commented that in the coming months we should consider modifying noise ordinances for that particular development because it is becoming an entertainment center and needs the right kinds of regulations applied to it. Anderson said Planning Commission has talked about that before and it may certainly be brought up again. Paull noted that for those who complain about noise, if the noise is restricted to that area, the rest of the town could be quiet. "Look at that area as a potential entertainment center." Stimson pointed out that the condo people approved this current application to which Lewis agreed.

Motion by Paull, second by Gruber to approve the site plan for deck expansion at Old Harbor Village as presented.

All in favor. Motion carried.

7. **Other Business** – Anderson noted that there is no other business at this point but the city attorney has proposed some changes for the non-conforming use portion of the zoning ordinance which, next month, she would like to talk about setting a public hearing date and getting that through. It will help differentiate between a non-conforming use, a non-conforming parcel and so forth.

8. **Commissioner Comments**

Stimson: Beautiful meeting.

There were no other comments.

9. **Adjourn**

Motion by Paull, second by Stimson to adjourn at 7:12 p.m.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary