

## Planning Commission

### Regular Meeting Agenda Thursday, June 4, 2015 7:00 p.m., Council Chambers



City of South Haven

### ***AMENDED***

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Election of Officers 2015-2016
5. Approval of Minutes – May 7, 2015
6. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda
7. New Business – Site Plan Review
  - a. Site plan review for reuse of industrial building located at 1400 Kalamazoo Street
  - b. Site plan review for reuse of commercial building at 237 Broadway (former Save-a-Lot)
8. Commissioner Comments
9. Adjourn

RESPECTFULLY SUBMITTED,  
Linda Anderson, Zoning Administrator

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## Planning Commission

### Regular Meeting Minutes Thursday, May 7, 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, Peterson, Smith, Stimson, Wall, Webb, Paull  
Absent: Frost

Motion by Stimson, second by Wall to excuse Frost.

Also present: Linda Anderson, Zoning Administrator and Paul VandenBosch, Projects Manager/Assistant City Manager

#### 3. Approval of Agenda

Motion by Heinig, second by Smith to approve the agenda as presented.

All in favor. Motion carried.

#### 4. Approval of Minutes – April 2, 2015

Motion by Heinig, second by Peterson to approve the April 2, 2015 regular 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 – Public Hearing

- a) A continuation from March 2015 of the public hearing on Joe Wiltgen's special use permit to construct a planned shopping center on his property at 330 Blue Star Highway. The hearing is required because the proposed commercial center will have more than two (2) 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.**

Anderson reminded commissioners of Wiltgen's presence at the last meeting requesting a special use for his strip mall where the car wash now sits. This public hearing was continued to allow for variances to be determined and engineering issues to be resolved. Anderson noted that Wiltgen received the variances at the Zoning Board of Appeal's last meeting and engineering issues have mostly been resolved. Anderson asks that any approval be contingent on a letter from the city engineer stating the final engineering issues have been corrected.

Peterson asked the commission whether he should participate in the vote since he is helping design the proposed structure.

After discussion, motion by Wall, second by Smith to exclude Peterson from the discussion and the vote.

All in favor. Motion carried.

Motion by Wall, second by Miles to continue the public hearing.

All in favor. Motion carried.

No comments offered.

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

All in favor. Motion carried.

Heinig asked for clarification of whether the Zoning Board of Appeals granted both variances to which Anderson responded yes, that the applicant had amended the site plan so only two variances were required and those were granted unanimously by the Zoning Board.

Smith noted that if the issues are resolved he's good.

Webb asked if the lighting is one of the issues. Paull said there are requirements for night sky compliant lighting. Anderson confirmed that night sky compliant lighting will be verified before permits are issued.

Motion by Smith to approve the special use permit contingent on final approval by the city engineer. Second by Wall.

All in favor. Motion carried.

**b) A request from the Factory Condominium Association, 125 Elkenburg Street, and the City of South Haven to amend the approved planned unit development (PUD) to allow demolition of the former health club on the property. The parcel number for the project is 80-53-077-001-20.**

Anderson noted that there are representatives here to speak to this request and she will let them do their presentation. She reminded commissioners that any motion should be a recommendation to city council to amend the Factory Condominium Planned Unit Development.

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

VandenBosch noted that he represents the city and Factory Condominium for this application, adding that this used to be a factory called Belgravia. One thing that company did was use metal plating fluids and solvents to clean the metal before it was plated. Disposal was by use of a septic tank.

When the developer (of Factory Condominiums) came in and testing was done at the surface, there were issues but a plan was developed consisting of a rubber boot and ventilation system being installed to deal with vapor issues. However as time went on, testing was done deeper and deeper. While initial testing was fairly shallow, there were at least three (3) sessions of testing and as they went deeper to ten (10) to thirty (30) feet down a plume of Trichloroethylene (TCE) solvent was discovered. VandenBosch further explained that the plume is still there, and while a small amount has been removed, the plume has moved north and west and there is a hot spot just underneath the site of the septic tank.

VandenBosch explained that the city and condominium association have been working with the Department of Environmental Quality (DEQ) to bring in a process to heat up the solvent and capture the vapors. The city's role is to demolish the health club so the DEQ can assess the contamination. They have a memo of understanding and a number of other agreements that have been completed. The DEQ and the contractor working with the DEQ are here to give a more detailed presentation.

Paull asked, "Testing was done and some TCE was found but not the source of the contamination? Did no one know the tank was there; did they ignore it, was someone lied to?" VandenBosch responded that he does not believe the city, the developer or anyone involved knew that there was a septic tank that was used. Paull found that amazing. VandenBosch pointed out that once something is underground it is easy to not know it is there.

Stimson asked if the city residents will be informed when the actual work is going to be done. VandenBosch explained that the city was hoping to have a crowd here; the city did the required three hundred (300) foot mailing in hopes of public input. The DEQ has not yet started public input; there will be contact with the neighbors. VandenBosch noted that this is our first attempt, after city council Monday, to inform the public.

Ray Spaulding, DEQ Project Manager introduced himself.

Paull asked, "Are you not heating TCE to a volatile gas so you can then extract it from the ground?" Spaulding responded that the presentation they have will show how they are going to do that. "We tried to do this with the health club in place, but now with the

demolition of the health club, we can proceed with the extraction.” Spaulding noted that a trade contractor will be hired to do the work. Mr. Raetz is here to do a short presentation.

Richard Raetz, Global Remediation Technologies. Presented a slide show called “Thermal Remediation of Chlorinated Solvents” and noted he has been involved with this technology since 1994 and been involved with this project since 2004.

Raetz explained that this presentation shows a bit of what we discovered and the feasibility study showing the best option for this site. This is a fairly complicated project and involved several from our firm and input from three (3) or four (4) firms around the world that know this technology really well. Noted one company with which consultation was done was McMillan & McGee Corp.

Raetz oriented the commission to the site using an overhead screen, indicating streets and then providing a closer view of the health club area. “There are horizontal laterals underneath the concrete, and a shop vacuum type of extractor will be used to pull that contamination out.” Another view showed the area underneath the building proper and Raetz indicated that the contractor will cut through near the Orchard area. Raetz also displayed a cross section of the area underneath the building, noting that this contamination is a sinker, rather than a floater, and has pushed about thirty-eight (38) feet into the clay.

Thermal remediation, as explained by Raetz, raises the temperature of the chemicals; the two liquids (chemicals and water) will come together and boil; the contractor will then extract the vapor and bring it to the surface. Electrodes will be placed in a triangular pattern; the current reaches across the ground to the grounding electrode and sweeps the contamination towards extraction wells, which pull up both liquid and vapor, which are then separated and treated. The water is treated and re-used in the process; the vapor is treated to reach the DEQ’s standards for air quality. Raetz stated that this technology is beautiful for this clay soil; this process frees up contamination for recovery.

Raetz explained this process as being similar to shaking a can of Coke and popping the top; the pressure comes out as a gas. “We will be doing the same thing; making those chemicals want to come out of solution.” A slide showing how thermal remediation works was displayed and Raetz explained in detail. “The idea is to use positive and negative electrodes; heat is generated; water temperature increases; solubility is created and the contaminants are extracted using vacuum technology.”

Raetz indicated that this process will commence with about an eight (8) week construction project with equipment sited in the back yard of the condominium building. A vapor cap that holds in heat and helps extract vapors will be installed across the surface of the ground while extraction wells will be installed in the center and around the perimeter to draw out water and heat.

There will also be safety measures taken using electrical current along with the grounding electrodes. Technicians will go around the perimeter looking for stray current, wanting it to be less than seven (7) to nine (9) volts and wanting there to be nothing by the houses. Everything will be tested before starting and then the voltage will be slowly brought up; this process is run by a control panel that helps them watch the voltage and amperage for

every well. There will be remote monitoring with shut down capability and a security system; this area will be closed off and gated. Everything is grounded in pods; all equipment will be housed in these pods.

Raetz indicated that since this is volatile we will monitor the perimeter soil gas. "Is there any concentration of chlorine solvents in the little area at the top of the ground?" We will monitor and track that. Having the floor gone will be terribly helpful in reaching what the industry calls the mother lode; there will be extraction systems running as well as the condo's extraction system they have always had.

Time wise this is not a quick process. Raetz noted it will take about eight (8) weeks to build; another eight (8) weeks to heat the ground up to get a temperature in a window you are looking for and a four (4) to six (6) month heating and extraction time. Then there is an eight (8) month contingency; once extraction is seventy percent (70%) complete, we will do testing. At the one hundred percent (100%) we will again do testing. Finally, it takes another eight (8) weeks to cool down; shut it down; do more testing and once there is a clean bill of health we give the contractor permission to demobilize.

Heinig asked how many years to get the site cleaned up to which Raetz responded that it is intended for six (6) months of active treatment; essentially plan for about a year, then after the treatment is done, we are taking the two million dollars (\$2M); going for the greatest mass and doing some monitoring for some years into the future.

Smith asked if this is ever going to be a habitable property or will just have to sit vacant. Raetz said the answer is yes; we are going to get rid of most caustic properties and then monitor it. Raetz noted that there are many sites in the state of Michigan that have residual; risk assessments can be done. Can it self-restore over years, decades or centuries? Raetz explained that getting rid of the heart of the contamination will drastically take care of issues and will help the residents in the area from long-term risk exposure.

Smith asked, "When we are all done, is it capped again at the end? And what about the westerly migration?" Raetz responded as far as capping, everything you see will be removed; one of the details of design is the thought of leaving a cap underneath the top soil, about two feet (2') in depth, so rainwater can't push down through. Regarding migration, Raetz explained that the bloom is moving slowly due to the density of the clay soil but there will still be some migration. There are cap sumps in place to conservatively protect the adjacent properties. Raetz elaborated that while it is very slow-moving it obviously has moved and expanded over decades.

Peterson asked if this was a historic structure could the contamination be extracted horizontally. Raetz explained that was looked into that but it is so much more expensive; is it conceivable? Yes. But the project got set aside because that amount of money wasn't available."

Paull noted to the commissioners that they are being asked to recommend to City Council that the condominium association demolish the building so this process can go forward. While there are pros and cons, since this is in a congested area, Paull feels there are

mostly pros. Anderson reminded that the recommendation needs to be an amendment to the Planned Unit Development (PUD).

Motion by Smith to recommend that city council approve the amendment to the approved Planned Unit Development (PUD) to permit demolition of the former health club on the Factory Condominium property. Second by Wall.

All in favor. Motion carries.

Wall noted that the public hearing had not been closed; this was confirmed by scanning through the minutes.

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

All in favor. Motion carries.

The commission decided that the motion should be made again outside the public hearing.

Motion by Smith to recommend that city council approve the amendment to the approved Planned Unit Development (PUD) to allow demolition of the former health club on the Factory Condominium property. Second by Wall.

All in favor. Motion carries.

## 7. Other Business

### a) **Joe Wiltgen's request for site plan approval to construct a planned shopping center on his property at 330 Blue Star Highway**

It was noted that Commissioner Peterson again will abstain from discussion and vote.

Motion by Stimson to approve the site plan for the planned shopping center on Wiltgen's property at 330 Blue Star Hwy. Second by Wall.

All in favor. Motion carried.

### b) **Subcommittee report on proposed changes to the R1-C zone.**

Paull introduced this as something we were charged with by City Council to review as part of their 2015-2016 ordinance review goals. Anderson explained that council specifically targeted the R1-C zone as one of their objectives this year. The R1-C zone is Monroe Park, a very congested area with small setbacks, known for problems with run-off onto neighbor's properties and building on neighbor's properties. Anderson noted that the sub-committee has been working hard and will bring the rest of you up to speed on that. Once you are okay with the proposed amendments we will move into public hearing. Anderson noted that we want to do this in the summer so the summer people can be here.

Paull said part of dealing with this area is that it is very historic. When you start talking about it people get upset and do not want anyone to “mess with this”. We have tried to come up with some ideas for this zone. The members of the sub-committee will present the results of our discussion.

Stimson: Health and Safety. We had the fire marshal come and talk to us about this. Some of the older structures are so close together that it creates a fire safety issue, not only for the people involved in the fire, with fire jumping from structure to structure, but also the safety of our fire fighters having to struggle with equipment between buildings. The low water pressure is another issue as the area was never intended for the density now seen. The fire chief is supportive of what we have suggested and we really need to do this to keep the people in that area and our fire fighters safe.

Peterson: Water run-off and pervious surfaces. Peterson distributed handouts about materials available. This may seem trivial compared with life safety, but with three foot (3') setbacks; small lots and buildings built to setbacks, what is not built on is a sidewalk or driveway of impervious materials. Rainwater, storm water and drainage are issues. Generally it is required that you cannot drain water from one property to another, so pervious hardscape materials would be something to suggest for new development. Dry laid pavers allow water through the cracks; grass pavers and pervious asphalt are all options which exist. These are small lots; it is not like the owners need to cover acres, the driveway and sidewalk would be a small part. Some of these materials are in use in the city already; near the Depot there is crushed granite. Flexi-stone, a pervious product that looks like a pile of rocks and is attractive, is another option and in use in the downtown around trees.

Heinig: Increasing setbacks. Noted that to increase the setback we could not decrease the buildable area; explained how the buildable area was determined and noted that from that we could add any width we wanted to. Heinig looked at four (4) foot; six (6) foot and eight (8) foot setbacks. The eight (8) foot setback allows firefighters to get a fire truck in there; it is close but it is the minimum recommended by the fire marshal. The same buildable size can be maintained. We are used to looking at thirty-five (35) to forty-five (45) percent lot coverage in city zoning districts. Monroe Park's soil is very permeable, so fifty percent (50%) lot coverage is being suggested for this area, which allows the homeowner to take care of his own run-off without irritating his neighbors, especially with the help of pervious pavers.

These suggestions/recommendations will be included in any recommendation we make.

Anderson added that Monroe Park was probably not meant to be filled with very large homes as it is; it was originally very small cottages. Lots are being split; houses are bigger and the water lines serving the area are so small it makes firefighting very difficult. The only other alternative is to install larger water lines, so if the suggestions noted are not something that people want to do, the city may need to look at assessments for better water lines. The fire chief said he just hopes every day there is not a fire in that area.

Webb asked whether when new homes are built they just tap into the existing lines to which Paull and Anderson responded yes. Webb asked if the city has been looking at this to which Anderson responded the city has considered putting in new water lines,

especially if the real dense development continues; there would not be the water pressure to fight fires.

Stimson noted that the changes to the article are at the very end of your document, so you can see where the setbacks were changed and where we added the pervious surface requirement and what we've taken out.

Paull indicated that the commission does not need to vote but could instruct Linda to move forward. Consensus by the board is to do the public hearing in July, when more people will be here.

## **8. Commissioner Comments**

Miles; Thanked the businesses in town for being generous with the Blossomtime Float and parade.

Webb: No comment

Stimson: Really liked working with the sub-committees and is learning a lot.

Heinig: No comment

Peterson No comment

Smith: Thanks to the subcommittee

Wall: Happy Mother's Day to all the mothers out there.

Paull: Good meeting; learned a lot tonight.

## **9. Adjourn**

Motion by Heinig, second by Stimson to adjourn at 8:00 p.m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom  
Recording Secretary

**Planning Commission**

**Staff Report**



**Agenda Item #7  
Ben Brush  
1400 Kalamazoo Street  
Site Plan Review**

**City of South Haven**

**Background Information:** Ben Brush has applied to reuse the industrial building at 1400 Kalamazoo Street for a large engine repair business. Mr. Brush currently has his business at another location but has outgrown that site. The proposal is a permitted use in the I-1 Industrial zone.

The site plan shows how the large trucks will route around the building and enter from the back. This allows the vehicles to be repaired and exit the building from the front, eliminating the need to either turn around or back out of the building. The zoning board of appeals unanimously approved a variance for this project on May 18, 2015. The variance allows Mr. Brush to construct the front driveway necessary to maneuver vehicles as he plans.

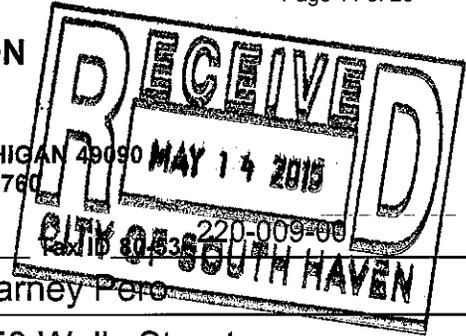
**Recommendation:** Staff recommends approval of the site plan with the condition that the city engineer has no remaining issues with the plan.

**Support Material:**

Application  
Site Plan  
Exterior elevations  
Street view  
Aerials  
Zoning review

Respectfully submitted,  
Linda Anderson  
Zoning Administrator

**SITE PLAN APPLICATION**  
**CITY OF SOUTH HAVEN**  
**BUILDING DEPARTMENT**  
539 PHOENIX STREET, SOUTH HAVEN, MICHIGAN 49090  
FOR INFORMATION CALL 269-637-0760



Project Address: 1400 Kalamazoo Street

Applicant: Ben Brush Property Owner: Barney Perce

Appl. Address: 06760 CR 689 Owner Address: 750 Wells Street  
South Haven, MI 49090 South Haven, MI 49090

Applicant Phone: 616.218.9008 Owner Phone: 616.218.7039

Applicant Email: brushent@gmail.com Owner Email: N/A

Current Use of Property: Boat Storage Zoning District of Property: I-1 Light Industrial

**Project Description:** This project proposes to utilize to current structure and site as a automotive repair shop which specializes in semi truck/trailer repair. The footprint of the existing structure is not proposed to be altered. An additional driveway is proposed to allow repaired vehicles to exit the building through three proposed overhead doors facing Kalamazoo Street. Additional parking surface with security fence is also proposed around the existing structure.

**PROPOSED USE:** Automotive repair shop

**SECTION NUMBER WHICH PERMITS THIS USE:** Section 1101 - 5

**COMMENTS:**

**OWNER'S SIGNATURE:** *Barney Perce* **DATE:** 5/13/2015

**APPLICANT'S SIGNATURE:** *[Signature]* **DATE:** 5/13/2015

**DATE SUBMITTED:** \_\_\_\_\_ **DATE ACCEPTED:** \_\_\_\_\_ **BY:** \_\_\_\_\_

**FEE:** \_\_\_\_\_ **DATE OF PAYMENT:** \_\_\_\_\_

**FORM CONTINUES ON OTHER SIDE, PLEASE COMPLETE BACK OF SHEET**

**SETBACKS (IN FEET):**

FRONT YARD: 40

SIDE YARD: 20

REAR YARD: 50

SIDE YARD: 20

LOT AREA (IN SQUARE FEET) 5.28 acres

LOT WIDTH (AT FRONT SETBACK) 300 ft

AREA COVERAGE (BY ALL STRUCTURES) 0.51 acres

HEIGHT (AVERAGE OF PEAK AND EAVE) Peak 22' Eave 20'

**OFF-STREET PARKING, SECTION 1800**

PARKING USE GROUP: Business and Commercial

SECTION NUMBER: 1800.12.c.18

PARKING REQUIREMENT: Motor vehicle sales and service establishments

**PARKING REQUIREMENT  
CALCULATION:**

REQUIRED PARKING SPACES 6 PROVIDED SPACES 13

DIMENSION OF INDIVIDUAL PARKING SPACES 10'x20'

**COMMENTS:**

## STORMWATER VOLUME (BASED ON RATIONAL FORMULA)      25 YEAR DETENTION POND W/POSITIVE OUTLET

MIDWEST CIVIL ENGINEERS  
 13560 76TH STREET  
 SOUTH HAVEN, MI 49090

PROPOSED AUTOMOTIVE SHOP BRUSH  
 CITY OF SOUTH HAVEN  
 VAN BUREN COUNTY

RUNOFF COEFFICIENT  
 AREA(acres)  
 RELEASE RATE(cfs)

C=	0.85
A=	1.43
Qout	0.18

INTENSITIES TAKEN FROM VAN BUREN  
 COUNTY PROCEDURES FOR PLAT &  
 SITE CONDIMINIUM SUBMISSION AND  
 REVIEW MANUAL

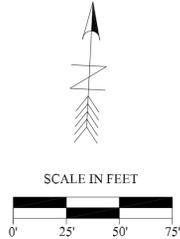
### DURATION INTENSITY I

TIME, t (hrs.)	(25 YEAR) (in/hr)	Qin(cfs)= CiA	Qout(cfs)= Release Rate	Qstore(cfs)= Qin - Qout	STORAGE VOLUME(cft)= (t)Qstore
0.17	4.70	5.76	0.18	5.6	3416
0.33	3.60	4.41	0.18	4.2	5028
0.50	2.80	3.43	0.18	3.3	5854
0.67	2.50	3.06	0.18	2.9	6957
0.83	2.25	2.76	0.18	2.6	7703
1.00	2.00	2.45	0.18	2.3	8177
1.50	1.60	1.96	0.18	1.8	9618
2.00	1.30	1.59	0.18	1.4	10177
3.00	0.92	1.13	0.18	0.9	10235
4.00	0.75	0.92	0.18	0.7	10646
5.00	0.63	0.77	0.18	0.6	10660
6.00	0.54	0.66	0.18	0.5	10409
7.00	0.47	0.58	0.18	0.4	9982
8.00	0.43	0.53	0.18	0.3	9995
9.00	0.38	0.47	0.18	0.3	9259
10.00	0.36	0.44	0.18	0.3	9405
20.00	0.23	0.28	0.18	0.1	7338

CHOOSE MAX. VALUE FOR  
 STORAGE(cft)= 10646

NOTES:

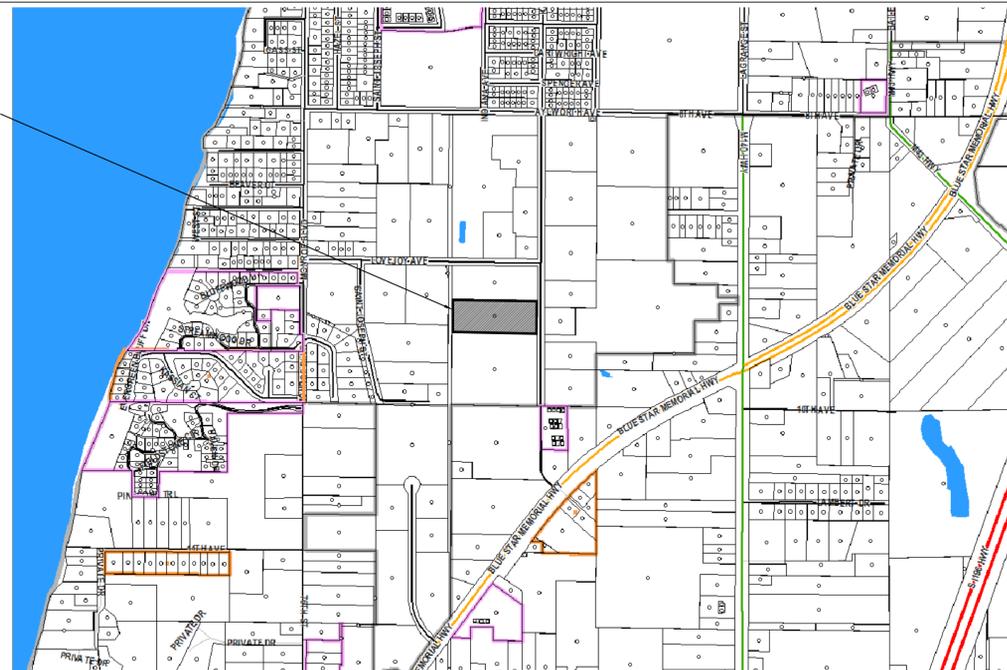
1. PROPERTY IS CURRENTLY ZONED I-1 LIGHT INDUSTRIAL
2. BUILDING SETBACKS:  
FRONT YARD - 40'  
REAR YARD - 50'  
SIDE YARD - 20'
3. FIRE PROTECTION TO BE APPROVED BY FIRE MARSHAL
4. UTILITIES:  
A. SEWER AND WATER- MUNICIPAL SEWER & WATER  
B. ELECTRIC - CITY OF SOUTH HAVEN  
C. DRAINAGE TO BE APPROVED BY CITY OF SOUTH HAVEN. DETENTION SYSTEM TO CONTAIN 25 YEAR STORM WITH 6 INCH RELEASE.
5. ALL EXTERIOR LIGHTING IS EXISTING.
6. PARKING  
REQUIRED - 1 SPACE/AUTO SERVICE STALL  
@ 6 AUTO SERVICE STALLS = 6 SPACES  
TOTAL REQUIRED = 6 SPACES  
PROVIDED - 13 SPACES
7. CONCRETE CURB & GUTTER TO BE PLACED AT PROPOSED ENTRANCE.
9. ALL PROPOSED SPOT ELEVATIONS ARE AT FINISHED PAVEMENT OR CONCRETE GRADE UNLESS NOTED AS T.C.(TOP OF CURB).
10. ALL SANITARY SEWER AND WATER MAIN TO BE CONSTRUCTED PER CITY OF SOUTH HAVEN SPECIFICATIONS.
11. SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.



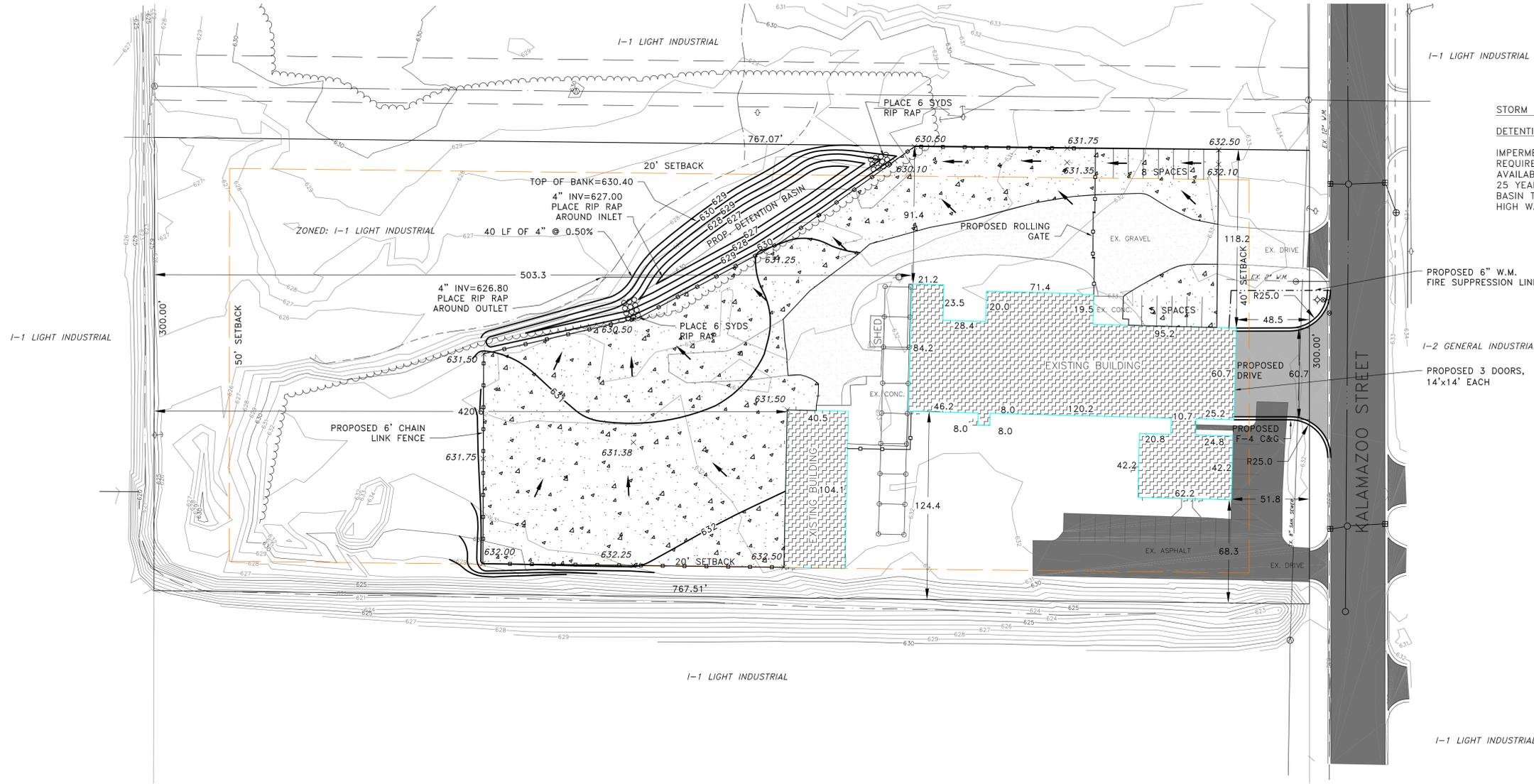
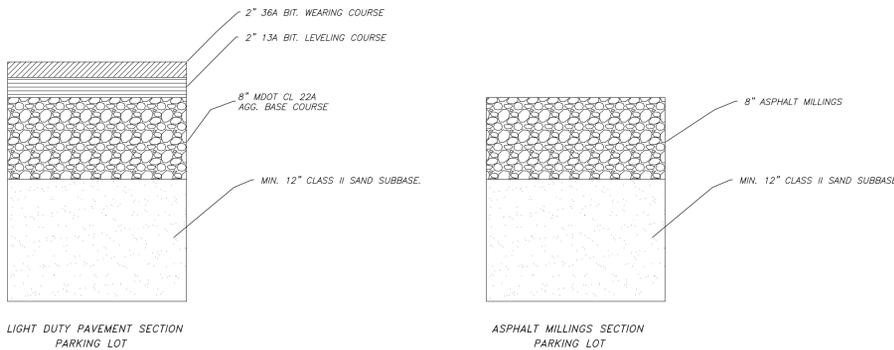
PROPERTY DESCRIPTION:

TAX I.D. 80-53-220-009-00  
LOT 9 IRVING T OLSON INDUSTRIAL SUBDIVISION  
LOCATED IN THE CITY OF SOUTH HAVEN, VAN BUREN COUNTY, MICHIGAN  
AREA=5.28 ACRES  
ZONED: I-1 LIGHT INDUSTRIAL

SITE LOCATION



SITE LOCATION MAP

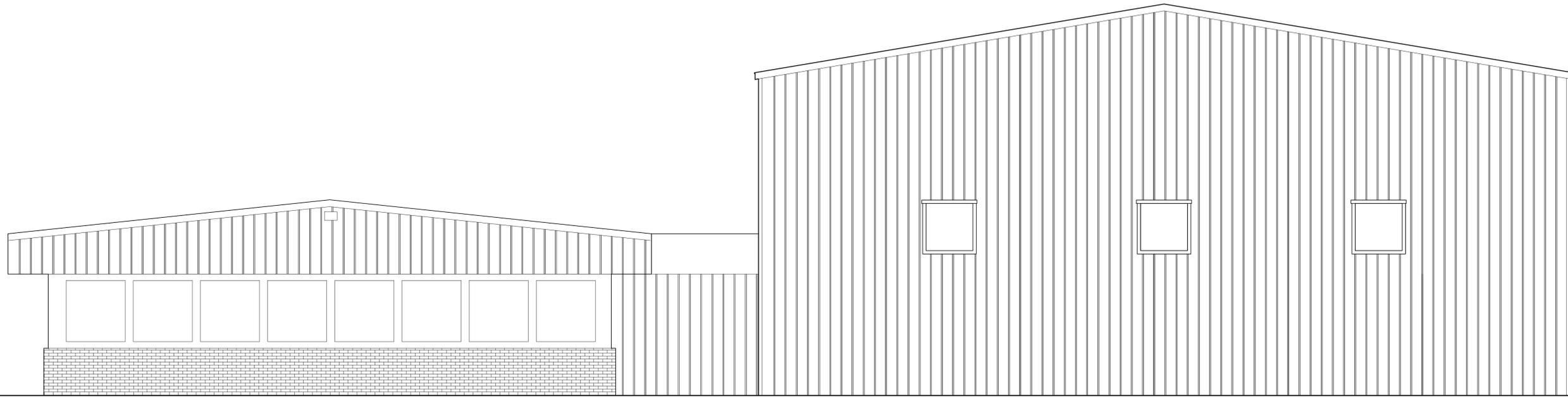


STORM WATER DESIGN:  
DETENTION BASIN  
IMPERMEABLE AREA - 1.43 ACRE  
REQUIRED DETENTION AREA - 10,646 CFT  
AVAILABLE DETENTION AREA - 10,755 CFT  
25 YEAR STORM CALCULATION ATTACHED  
BASIN TO HAVE 1:4 SIDE SLOPES  
HIGH WATER ELEVATION BASIN #1 - 629.85

LEGEND

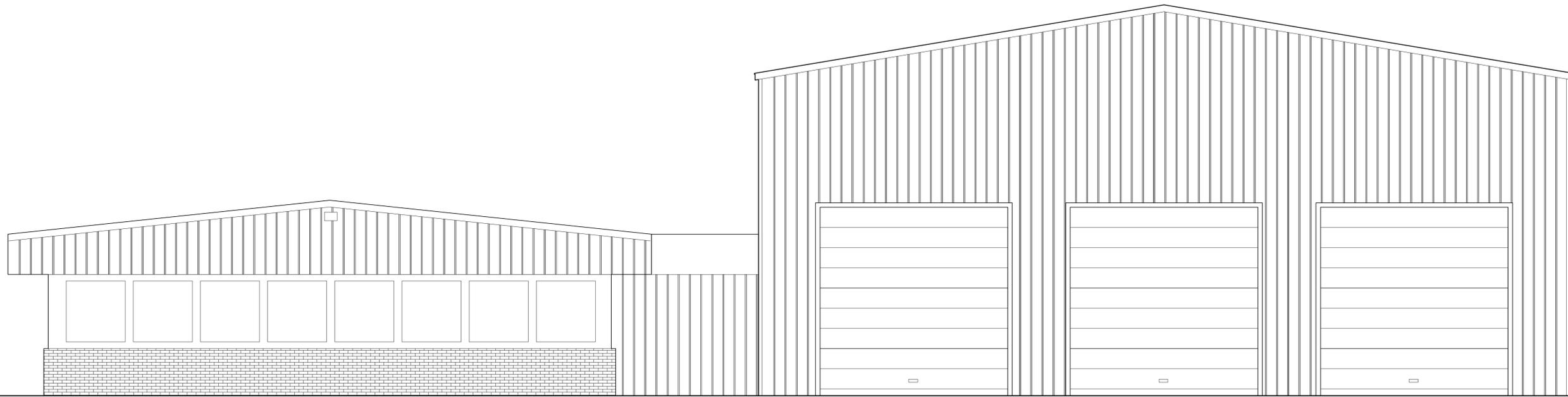
	SETBACK
	PROPERTY LINE
	FENCE
	EXISTING WATER LINE
	WATER METER PIT
	POWER POLE W LIGHT
	STREET SIGN
	PROPOSED JAPANESE MAPLE
	PROPOSED EVERGREEN
	PROPOSED SANITARY LEAD
	PROPOSED WATER LEAD
	PROPERTY CORNER
	EX. SANITARY MANHOLE
	EXISTING WATER VALVE
	PROPOSED BUILDING
	EXISTING ASPHALT SURFACE
	PROPOSED ASPHALT SURFACE
	PROPOSED POLE MOUNTED LIGHT
	PROPOSED FENCE
	PROPOSED ASPHALT MILLINGS
	EXISTING ASPHALT MILLINGS

<h1 style="margin: 0;">MCE</h1> <p style="font-size: 8px; margin: 0;">MIDWEST CIVIL ENGINEERS, INC. CIVIL ENGINEERING • LAND SURVEYING • ARCHITECTURE 13560 76TH STREET SOUTH HAVEN, MI 49090 PH: 269-637-9205 FX: 269-637-9206</p>	<p><b>BEN BRUSH AUTOMOTIVE REPAIR SHOP</b></p>	
	<p><b>FINAL SITE PLAN</b></p>	
<p>SCALE: 1" = 40'</p>	<p>SHEET 1 OF 1 SHEETS</p>	<p>PROJECT NO. 15-061</p>
<p>DATE: 04/2015 RP</p>	<p>DRAWN: RP</p>	<p>REVISIONS:</p>



EAST ELEVATION (EXISTING)

1/4"=1'-0"



EAST ELEVATION (PROPOSED)

1/4"=1'-0"

General Notes

**Ben Brush**  
1400 Kalamazoo Street - South Haven, MI

Sheet		Date	
Revised/Issue		By	
No.			

**MIDWEST CIVIL ENGINEERS, INC.**  
MCE  
CIVIL ENGINEERING AND SURVEYING ARCHITECTURE  
19500 CENTER CIRCLE, SOUTH HAVEN, MI 49088-3900

Existing & Proposed Front Elev.

1

05.014.2015

1/4"=1'-0"



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EMCO  
ELECTRICAL MECHANICAL CONTRACTORS  
1400  
KALAMAZOO ST  
MUSKEGON, MI 49444

treat  
37-4155

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Google earth

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42°23'01.45" N 86°16'33.16" W elev 635 ft eye alt 640 ft

**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.

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

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

PRELIMINARY SITE PLAN \_\_\_\_\_ FINAL SITE PLAN \_\_\_\_\_  
 Date of Submittal May 14, 2015 Date of Submittal \_\_\_\_\_  
 Date of PC Review June 6, 2015 Date of PC Review \_\_\_\_\_

Name of Applicant Ben Brush (Barney Pero - Owner)  
 Address of Applicant 06760 CR 689  
 Applicant Telephone No. (601) 218-9008  
 Project Name (if any) Large engine repair  
 Brief Project Description Use property as an automotive repair shop w/ drive-through capabilities

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"/>	_____	<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"/>	_____	_____

*X to be applied for separately*

6. Is the content of the site plan acceptable in relation to the size and complexity of the project?  Yes \_\_\_\_\_ No

If no, what additional information is needed? Final approval of City engineer required

Review performed by Linda Anderson Date 5.18.15

ZONING ADMINISTRATOR/PLANNING CONSULTANT REVIEW

ZONING ORDINANCE COMPLIANCE

Preliminary Site Plan  Final Site Plan

Project name, if any Ben Brush Large Engine repair facility

Project location 1400 Kalamazoo

Brief project description reuse building for engine repair w/drive-through cap.

	<u>Requirement</u>	<u>Proposal</u>
Use Regulations .....	<u>Engine repair</u>	<u>Engine repair</u>
Comments .....		

Lot Area ..... N/A ..... 5.28 acres

Comments .....

Lot Width ..... N/A ..... 300'

Comments .....

Lot Area Coverage ..... N/A ..... N/A

Comments .....

Front Yard ..... 40' ..... 48'

Comments .....

Side Yards ..... 20' ..... 40' / 124'

Comments .....

Rear Yard ..... 20' ..... 50'

Comments .....

Height ..... 40' ..... N/C

Comments .....

Off-Street Parking ..... 6 spaces ..... 13 spaces

Comments .....

Rezoning needed? NO

Special Use Permit needed? NO

Variances needed? YES - ZBA mtg 5.18.2015

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:

pending final approval of city engineer

Review performed by Lynne Anderson Date 5.18.15  
SITE PLAN REVIEW

**Planning Commission**

**Staff Report**



**Agenda Item #7b  
Tim Woodhams  
237 Broadway  
Site Plan Review**

**City of South Haven**

**Background Information:** Tim Woodhams is requesting site plan approval to redevelop the property at 237 Broadway (the former Save-a-Lot store site) to accommodate a brewpub and restaurant. This is a permitted use in the B-2 zone and requires planning commission site plan approval only. Site plan review is required because the proposal involves a change in principal use which requires ten or more parking spaces.

The applicant was previously granted a variance for landscaping as is shown on the site plan. A parking variance was also sought in a previous application but was denied. That application proposed the brew pub but also proposed a separate second restaurant. By eliminating the separate restaurant, the brewery will now have the extra space needed for warehousing, keg storage and aging barrels. (This brewer makes a type of beer that requires sour aging. Under the previous proposal, that storage would have occurred in an offsite location.) The area needed for the brewing equipment and the storage area reduces the usable floor area to 4950 square feet. The parking now proposed is adequate.

No additional variances are required. The city engineer has no outstanding issues with this plan.

**Recommendation:** Staff recommends approval of the site plan for 237 Broadway, as submitted.

**Support Material:**

Application  
Site Plan  
Existing Conditions  
Proposed Plan  
Removal Plan

Respectfully submitted,  
Linda Anderson  
Zoning Administrator

**SITE PLAN SUBMITTAL REQUIREMENTS  
CITY OF SOUTH HAVEN  
BUILDING DEPARTMENT  
539 PHOENIX STREET, SOUTH HAVEN, MICHIGAN 49090  
FOR INFORMATION CALL 269-637-0760**

**PROJECT ADDRESS:** 237 BROADWAY **TAX ID:** 80-53-767-015-22  
**DATE APPLICATION RECEIVED:** 5/27/15 **APPLICANT:** HAVEN BEER COMPANY  
**PROJECT DESCRIPTION:** BREWERY & RESTAURANT C/O BLACK RIVER BREWING CO.

**REQUIRED DOCUMENTS:**

- 1. SURVEY AND LEGAL DESCRIPTION OF PROPERTY**
  - INCLUDE ANY DEED RESTRICTIONS AND EASEMENTS
  - TAX ID NUMBER
- 2. LOCATION MAP**
  - SMALL SCALE SKETCH OF PROPERTIES, STREETS AND USE OF LAND WITHIN 1/2 MILE
  - INCLUDE DRIVEWAY LOCATIONS ACROSS THE STREET
- 3. SITE PLAN INCLUDING:**
  - SCALE OF LESS THAN 1:200
  - FIFTEEN (15) COPIES, TWO (2) SEALED
  - DATE OF DRAWING, NAME, ADDRESS, AND SEAL OF PREPARER
  - DIMENSIONS OF LOTS, PROPERTY LINES
  - EXISTING STRUCTURES (LABEL EXISTING)
  - PROPOSED STRUCTURES AND ADDITIONS (LABEL PROPOSED)
  - BUILDING SETBACKS, FRONT, REAR, BOTH SIDES
  - AREA COVERED BY STRUCTURES (IN SQUARE FEET)
  - DIMENSIONS, LOCATION AND PAVING MATERIAL OF DRIVES, PARKING AREAS, SIDEWALKS AND CURBING
  - PARKING SPACE STRIPING, NUMBER OF PARKING SPACES REQUIRED, NUMBER PROVIDED
  - FIRELANE LOCATION, RADII AND DIMENSIONS
  - STORM DRAINAGE SYSTEM AND STRUCTURES, DIRECTION OF FLOW
  - RETENTION BASIN AND CALCULATIONS
  - LOCATION AND SIZE OF WATER, SEWER, ELECTRIC, GAS AND OTHER UTILITIES
  - LANDSCAPING DETAILS
  - SIGNS AND ON-SITE LIGHTING, LOCATION AND DETAILS
  - EASEMENTS
  - EXISTING MAN-MADE FEATURES
  - EXISTING NATURAL FEATURES
  - TOPOGRAPHY AT 2 FOOT INTERVALS
  - WETLANDS, HIGH RISK EROSION AREAS OR FLOODPLAIN AREAS
  - DIMENSIONS AND LOCATION OF ANY REQUIRED OPEN SPACE
  - ZONING DISTRICT(S)
  - VARIANCES TO BE REQUESTED, IF ANY
- 4. BUILDING ELEVATIONS (SKETCH)**
  - SHOW HEIGHT OF BUILDING
  - SHOW NUMBER OF STORIES
- 5. LETTER OR MEMO EXPLAINING:**
  - OBJECTIVES OF THE PROPOSAL
  - COMPLETION SCHEDULE OF PROJECT PHASES

**DATE ACCEPTED:** \_\_\_\_\_ **BY:** \_\_\_\_\_

Note: These are a summary of the requirements for new and major construction projects. Smaller projects are required to include details related to the changes being made, and applicants may not be required to include all of the items listed here.

In any case, items 1 through 5 shall be included in the application.  
For complete details see the South Haven Zoning Ordinance Section 1405, Final Site Plan Submittal Requirements.

**SITE PLAN APPLICATION  
CITY OF SOUTH HAVEN  
BUILDING DEPARTMENT  
539 PHOENIX STREET, SOUTH HAVEN, MICHIGAN 49090  
FOR INFORMATION CALL 269-637-0760**

Project Address: 237 BROADWAY Tax ID 80-53-767-015-22

Applicant: HAVEN BEER Co. c/o BLACK RIVER BREWING Co. Property Owner: Keckler Brothers

Appl. Address: 1503 E. CENTRE AVE, SEC Owner Address: 237 BROADWAY  
PORTAGE MI 49002 SOUTH HAVEN MI 49090

Applicant Phone: 269 760 6688 Owner Phone: 269 993 5420

Applicant Email: TWOODHAM3@CIVICA Owner Email: JohnKeckler@CHORTER.NET  
ENGINEERS@CIVICA

Current Use of Property: RETAIL Zoning District of Property B-2

Project Description: PROPOSED BREWERY AND RESTAURANT  
ENHANCEMENT OF PARKING LOT LANDSCAPING, CONSTRUCTION  
OF NEW DUMPSTER ENCLOSURE AND CONSTRUCTION OF LANDSCAPED  
PATIO, BUILDING FACADE IMPROVEMENT AND SIGNIFICANT  
INTERNAL REMODELING

PROPOSED USE: BREWERY AND RESTAURANT

SECTION NUMBER WHICH PERMITS THIS USE: B-2 ARTICLE VIII SECTION 801, 51

COMMENTS:  
CONSTRUCTION TO COMMENCE THIS SUMMER

OWNER'S SIGNATURE: John Keckler DATE: 5/27/15

APPLICANT'S SIGNATURE: [Signature] DATE: 5/27/15

DATE SUBMITTED: 5/28/15 DATE ACCEPTED: \_\_\_\_\_ BY: \_\_\_\_\_

FEE: \_\_\_\_\_ DATE OF PAYMENT: \_\_\_\_\_

FORM CONTINUES ON OTHER SIDE, PLEASE COMPLETE BACK OF SHEET

**SETBACKS (IN FEET):**

FRONT YARD: 25' (1')      SIDE YARD: 10' (1')  
REAR YARD: 20' (10')      SIDE YARD: 10'

LOT AREA (IN SQUARE FEET)      52,270<sup>sq</sup>  
LOT WIDTH (AT FRONT SETBACK)      232.5'  
AREA COVERAGE (BY ALL STRUCTURES)      33%  
HEIGHT (AVERAGE OF PEAK AND EAVE)      16'

**OFF-STREET PARKING, SECTION 1800**

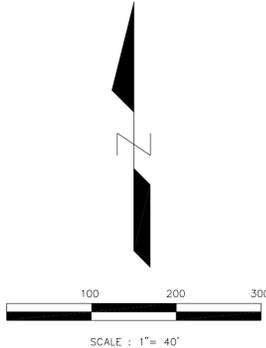
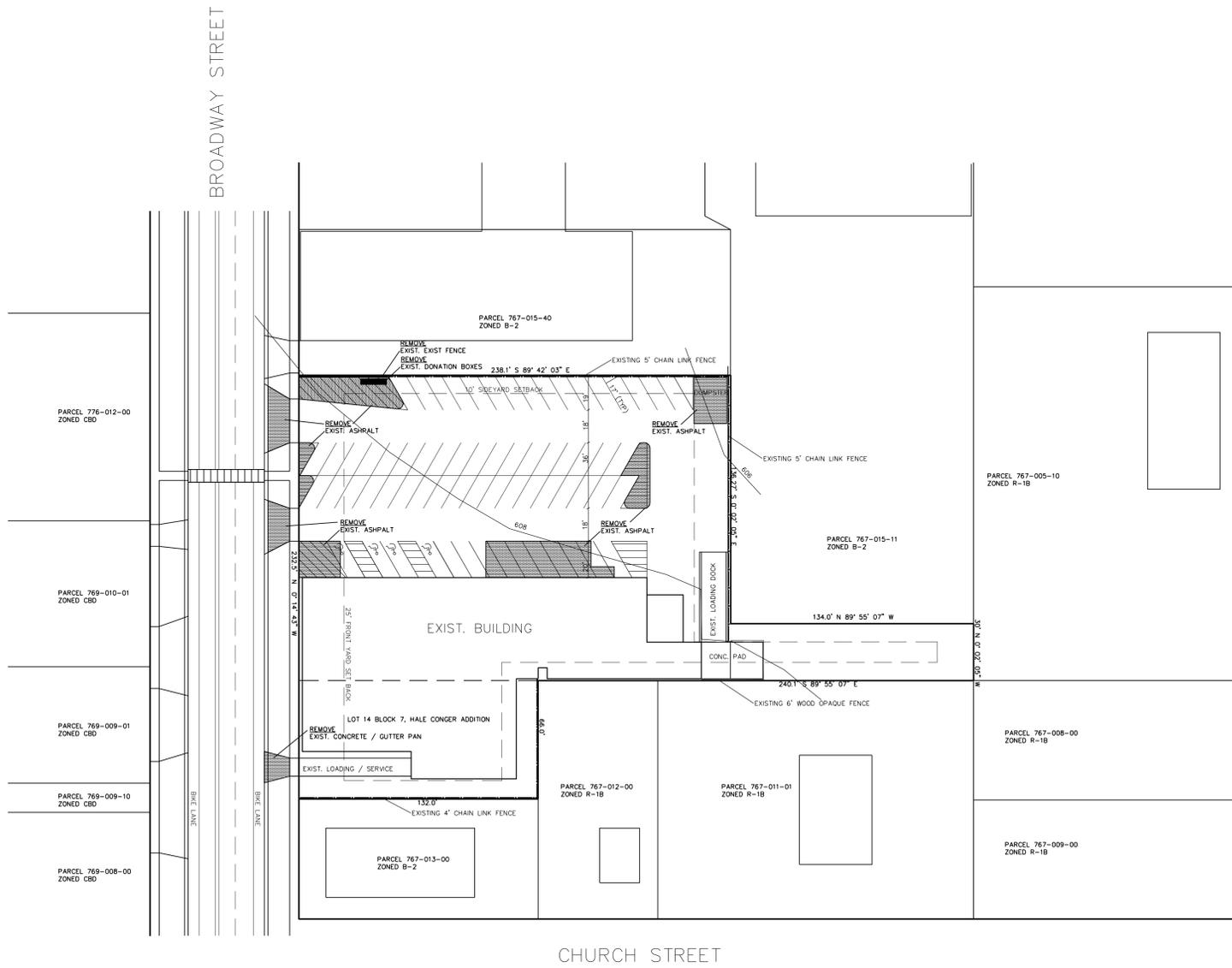
PARKING USE GROUP: RESTAURANT  
SECTION NUMBER: 1800.12. C, 10  
PARKING REQUIREMENT: 1 SPACE / 75<sup>sq</sup> U.F.A.  
PARKING REQUIREMENT CALCULATION: 4950<sup>sq</sup> U.F.A. / 75' = 66

REQUIRED PARKING SPACES 66      PROVIDED SPACES 66  
DIMENSION OF INDIVIDUAL PARKING SPACES 8.5' x VARIES (EXISTING)

**COMMENTS:**







REVISIONS:	DATE:	BY:

**CIVICA ENGINEERING**  
1503 E. Centre Street, Ste. C • Fortage, Michigan 49002  
(269) 760-6688

**REMOVAL PLAN**  
237 BROADWAY  
CITY OF SOUTH HAVEN  
VAN BUREN COUNTY, MICHIGAN

DESIGNED BY: TAW	DATE: 5/25/15
DRAWN BY: TAW	DATE: 5/25/15
CHECKED BY: TAW	DATE: 5/25/15
HORZ. SCALE: 1" = 40'	
VERT. SCALE: 1" = 4'	
FILE:	
SHEET NUMBER:	