

Planning Commission

Regular Meeting Minutes Thursday, June 4, 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 Heinig, second by Stimson to excuse John Frost.

All in favor. Motion carried.

Point of order: Stimson asked for confirmation that members should say “yes” and “no” instead of “Yay” and “Nay” and “second” instead of “support.”

3. Approval of Agenda

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

All in favor. Motion carried.

4. Election of Officers 2015-2016

Paull explained two ways nominations could be made.

Motion by Stimson, second by Smith to retain the current chair, Dave Paull and the current vice-chair, Larry Heinig.

All in favor. Motion carried.

5. Approval of Minutes – May 7, 2015

Motion by Wall, second by Peterson to approve the May 7, 2015 minutes as written.

All in favor. Motion carried.

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

Joe Wilkins, 11 Indiana Street. Spoke about his concerns regarding the city's dog ordinance.

7. New Business – Site Plan Review

a. Site plan review for reuse of industrial building located at 1400 Kalamazoo Street

Anderson: This is a reuse of an industrial building that has been used for boat storage in the off-season. Ben Brush, the applicant, is proposing to use this building for engine repair. He received a variance so he could have trucks drive into his building and through and out. The city engineer has no issues with the proposal. Anderson recommends the approval of the site plan; there are no outstanding issues and it is a good reuse of the property.

Paull noted the city appreciates the applicant bringing his business from the township into the city.

Motion by Smith, second by Stimson to approve the site plan with the condition that the city engineer has no remaining issues with the plan.

All in favor. Motion carried.

b. Site plan review for reuse of commercial building at 237 Broadway (former Save-a-Lot)

Anderson: This property went before the Zoning Board of Appeals which granted the landscaping variance request and denied the parking variance. This property is in the B-2 General Business zone which requires parking based on square footage unlike the Central Business District (CBD). That application involved a brew pub and a restaurant. There was not enough parking. Since then, the proposed large restaurant dropped out of the application and the owner of the brew pub has decided to just put in the brew pub. The building will be divided up into usable floor area for the pub determined by what is permitted based on the existing parking, space for the large brewing equipment and a third area to age and store beer in kegs onsite instead of offsite as planned with the original request.

Regarding the landscaping variance, Anderson noted that the Zoning Board granted the requested landscaping variance allowing the applicant to omit landscaping from the front of the building which goes right up to the sidewalk. Other landscaping requirements have been met by the applicant.

Anderson also pointed out that this request does not need a special use or any variances and is a permitted use by right and she recommends that the request be approved.

Tim Woodhams, 1503 East Center, Portage, Michigan: Pointed out that this project has completely changed from what was originally proposed. "A much more intense use was presented last time; we are scaling back to just the brewery and tap room."

Wall asked if the applicant has applied for a liquor license to which Woodhams responded that it is not a liquor license, it is a brewery license. "That process begins today if this is approved and takes over six (6) months."

After further questions by Wall about neighbor approval, Anderson explained that the Planning Commission cannot consider certain other aspects of the proposal because it is a permitted use. "We can only consider what we have control over and that is limited to zoning. Anything that may happen with other agencies at other times we are not concerned with."

Smith commented that it sounds like a good project.

Barry Fidelman, 220 Broadway, South Haven. Had questions about where delivery trucks are going to be pulling into that building and the density of the place because of the parking situation.

Woodhams responded that as a part of the city engineers review the old loading dock and drive on the south side next to the synagogue is being removed as part of the site plan. The truck traffic will go to the loading dock on the north side of the property. "Our usable floor area will be no more than supported by existing parking under the ordinance." Noted his brewer is excited to have the storage right on site for "sours" which are beers stored in large barrels and take six (6) or nine (9) months to a year to age.

Motion by Wall to recommend the approval of the reuse of the commercial building at 237 Broadway, as submitted. Second by Heinig.

All in favor. Motion carried.

8. Commissioner Comments

Peterson: Seems like we are having fun tonight.

Wall: Reminded that since this weekend is the car show, the farmer's market will be in the park in front of the parking lot instead of under the pavilion.

Heinig: Thanked the commission for the vote of confidence.

Smith: Nice to have new businesses come to town.

Paull: Thanked the commission for the vote of confidence to continue in this chair and for their good work.

There were no other commissioner comments.

9. Adjourn

Motion by Wall, second by Miles to adjourn at 7:27 p.m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary