

Planning Commission

Regular Meeting Minutes Thursday, September 4, 2014 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: Frost, Heinig, Miles, Peterson, Smith, Stimson, Wall, Webb, Paull
Absent: None

3. Approval of Agenda

Motion by Smith, second by Heinig to approve the September 4, 2014 Regular Meeting Agenda as written.

All in favor. Motion carried.

4. Approval of Minutes – August 7, 2014

Motion by Wall, second by Heinig to accept the August 7, 2014 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

There were none.

6. New Business – Public Hearings

- a. **Steve Schlack is seeking to amend Riverwatch Condominium development by removing Phase 2 from the development. Phase 2 is 32,070 square feet in area. The development is located at 815 E. Wells Street. The parcel number for the property is 80-53-880-003-00.**

Anderson explained the difference between this request and a prior request made several months ago. She noted that the original condominium documents allowed Schlack until 2017 to remove the Phase 2 area from the plan. She also explained that Schlack included easement documents which allow access through the Phase 1 property to Phase 2 and has

provided legal descriptions for both parcels. Anderson stated that the applicant expressed no specific plans for the property, just the desire to seek the amendment. Anderson stated that she had no problem with the request and that any motion should be made as a recommendation to City Council.

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

All in favor. Motion carried.

Steve Schlack; developer of the Riverwatch Condominiums: Noted that he represents 815 East Wells Street LLC and is the developer/owner of Riverwatch Condominiums. He gave a brief overview of his request and said he would try to answer any questions from the commission.

Paull asked if the Commission had any questions for Mr. Schlack (none received) followed by a query whether there was anyone else there to address this Issue (no one responded).

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

All in favor. Motion carried.

Paull noted that the public hearing was closed and the commission now will discuss among themselves what they wish to do. He asked the commission members for comments or questions directed to the applicant.

Motion by Wall, second by Heinig to recommend that City Council amend Riverwatch Condominium development by eliminating Phase 2 from the development. Phase 2 is 32,070 square feet in area. The development is located at 815 E. Wells Street. The parcel number for the property currently is 80-53-880-003-00.

All in favor. Motion carried.

Paull pointed out that for the purposes of the public hearing Items 6b. and 6c. can be considered together while Anderson requested that separate motions need to be made for the properties in question.

6b. Adam Schaap Builders of Holland, MI request a special use permit to construct an in ground swimming pool at 902 Monroe Boulevard. Swimming pools on waterfront properties require a special use permit according to zoning ordinance section 1725-2d. The parcel number for the property is 80-53-210-013-50.

6c. Adam Schaap Builders of Holland, MI request a special use permit to construct an in ground swimming pool at 906 Monroe Boulevard. Swimming pools on waterfront properties require a special use permit according to zoning ordinance section 1725-2d. The parcel number for the property is 80-53-210-013-60.

Anderson explained that the zoning ordinance requires that anyone building a pool on a waterfront lot is required to first obtain a special use permit from the Planning Commission. Anderson noted that she looked at the property, and is often the case along the lakefront, the pools will be tiered down and the fence will not be easily seen from the lot line. "The

nearest house is set higher on the bluff and there is no unnecessary view obstruction.” Anderson also noted that she did receive one letter which she forwarded to the Planning Commission previously. She did not receive any other phone calls or correspondence regarding these requests and does not have a problem with approving these special use permits.

Motion by Smith, second by Peterson to open the public hearing for special use permits at 902 and 906 Monroe Boulevard, as requested by Adam Schaap Builders.

All in favor. Motion carried.

Jeff Kowatch, representing Mike Schaap Builders, stated he was there to answer any questions. He stated that the builders are working in conjunction with Vlietstra Pools and Brian DeBest on this project.

Paull asked if the question posed in the letter the commissioners received could be answered. Paull noted that the concern seemed to be if the pool were serviced and if the pool had to be drained, where the treated water would be drained to. Kowatch said he called Ron Vlietstra and posed the question. Vlietstra told him that he services twelve (12) to fifteen (15) pools in this area and when he needs to seasonally reduce the water levels, it is only a matter of a few inches and the water is taken directly to the storm sewers in the street. Kowatch pointed out that this is swimming pool water which is used for swimming in and is not toxic.

Heinig wondered what the elevation of the decks of the two pools would be. Kowatch referenced the topographical map and said, “Lot 902 looks to be about 605 to 606 and in contrast the first floor is in the 612 area, so you’re looking at 6’ above the walkout level. Looking at the other one, the pool is going to be in the 606 to 607 area and the first floor of the walkout is again 612, so you are looking at 6’ difference for both of them.”

Peterson asked which of the two plans is which. Kowatch said they were presently framing 902 but hadn’t broken ground on 906 yet.

Paull asked if these are the last houses (to be built on the former Canonie property) and discussion revealed that there will be one more built south of what is currently there. Discussion occurred regarding the location of these two houses in contrast with existing structures.

Terry Hutton, 914 Monroe Boulevard: Noted he lives in the original Canonie house, not the one that was bought. Asked if the pools were going to be on, “what’s left of the bluff.” Noted that the bluff has been so cut away, “believe me, I’ve climbed them, used to be fifty-six (56) steps, not there now.” Asked a number of questions regarding how many splits and how many houses were planned. Anderson suggested he stay after the meeting and she would show him the layout with the splits and the numbers.

Paull asked if there were any further comments or questions; hearing none he stated he would entertain a motion to close the public hearing.

Motion by Frost, second by Miles to close the public hearing.

All in favor. Motion carried.

Paull asked the commissioners' pleasure, to which Stimson responded she thought the commission was ready vote. Paull requested using parcel or lot numbers or a similar method to identify which lot is being referenced in the motions.

Motion by Wall, second by Stimson, to approve the request for a special use permit to install an in ground pool at 902 Monroe Boulevard. Swimming pools on waterfront properties require a special use permit according to zoning ordinance section 1725-2d. The parcel number for the property is 80-53-210-013-50.

All in favor. Motion carried.

Motion by Smith, second by Wall, to approve the request for a special use permit to install an in ground pool at 906 Monroe Boulevard. Swimming pools on waterfront properties require a special use permit according to zoning ordinance section 1725-2d. The parcel number for the property is 80-53-210-013-60.

All in favor. Motion carried.

7. Commissioner Comments

Peterson: noted that he was happy to see the tractors rolling through town for the Flywheeler's, a sure sign of fall.

Frost: talked about the amazing start of the high school and middle school cross-country teams.

8. Adjourn.

Motion by Smith, second by Wall to adjourn at 7:24 p.m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary