

Planning Commission

Regular Meeting Minutes Thursday, September 8, 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, Suzanne Loafman, Judy Stimson, Larry Heinig
Absent: John Frost, Steve Miles, Dave Paull

3. Approval of Agenda

Motion by Gruber, second by Stimson to approve the September 8, 2016 Regular Meeting agenda as presented.

Heinig noted that 132 North Shore is no longer on the agenda due to submission of a revised drawing which still needs to be reviewed by staff. Heinig stated anyone here who is interested in speaking on this project will be able to do so during Item 5 on the agenda "Interested Citizens in the Audience Will be Heard on Items Not on the Agenda" and pointed out that since the plan has changed, their comments may not be pertinent to the current proposed project.

Heinig called the vote.

All in favor. Motion carried.

4. Approval of Minutes – July 14, 2016

Motion by Stimson, second by Fries to approve the July 14, 2016 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

Donna Payerle, North Shore Drive. Current president of Parkshores Condominiums. Spoke about supporting short term rentals in the city; concerns about construction at 132 Northshore which will greatly affect her condominium; occupancy and number of bedrooms and impact on the neighborhood.

Kay Davis, Parkshores 32-year owner. Asked the Planning Commission to consider the Parkshores residents in their deliberations; the size of the proposed project; owner-occupied versus rental occupied; congestion; noise and other issues.

Gary Chesla, Parkshores 22-year owner. Spoke about the letter sent to Linda Anderson by Parkshores residents and was assured it had been received and planners had received copies of it. Spoke about the necessity of a landscape buffer to control people from entering the condo property.

Elaine Herbert, Owner of 140 Northshore Drive. Spoke about the proposed project being a tenement hotel; the lack of and need for Planning Commission oversight and site plan review for things built next to homes in residential neighborhoods and drainage issues. Spoke about a residence being constructed on Park Avenue; parking “nose to butt” in the proposed driveway with no maneuverability and demanded a stop work order on this house.

Pat Gaston, 97 Superior Street. Spoke about a house being constructed on Park Avenue and urged Planning Commissioners to drive down Park Avenue and look at this house; whether there is space for a driveway; whether the driveway would lead to a drop-off at the rear of the property.

Phil Roehm, no present local address but is next on the agenda for 95 Willow Court, a single family homestead where he plans to live. Spoke about opposing what the developer is trying to do in the North Shore Drive neighborhood; his observations that this developer rents his properties to multiple families; urged the Planning Commission to put some holds on what is going on in this neighborhood; rental without care for special needs and fire suppression.

6. New Business – Site Plan Reviews

a) 95 Willow Court

Anderson introduced this site plan review, noting Mr. Roehm is planning to build a new home at 95 Willow Court. The lot is small for the RM-1 (Multiple Family Residential) zoning district and thus front, side and rear variances were granted by the Zoning Board of Appeals. Because the house will be in the RM-1 zoning district and will redevelop the parcel, a Planning Commission site plan review is required.

Mr. Roehm’s plans comply with all zoning requirements of Zoning Ordinance sections 1403 and 1404 including compatibility in size and style with other residences in the immediate area. Since the property is located in the Waters Edge Condominiums, a letter was required and received from the association approving the plans.

Anderson noted that Zoning Ordinance section 406 requires that all single family residential structures with more than three bedrooms need a review by the city engineer. Since this proposed house has only three bedrooms, no such review is needed.

Anderson recommended approval of the site plan.
Heinig asked if commissioners had any questions.

Gruber asked what kind of crafts are intended for the craft room, noting he will be asked. Mrs. Roehm – knitting, sewing, quilting, want a place for my sewing machine where I don't have to have it tucked away.

Elaine Herbert. Requested that the commission and Gruber ask Mr. Burnett that same question when he comes before them next month.

Motion by Stimson, second by Peterson to approve the proposed 95 Willow Court residence as designed, planned and presented.

All in favor. Motion carried.

7. Old Business – Forward Proposed Nonconforming Ordinance #1901 to city council

Anderson noted this is an ordinance amendment to just the first section of Article XIX. This was a very confusing section mixing various nonconformities together. After the hearing held in June 2016 the commissioners decided to meet again due to concern about use of the word *discontinued* in the draft. In order for this to go on to City Council, we have an attached amendment and resolution.

Motion by Gruber, second by Peterson to adopt the resolution and send it on to City Council,

All in favor. Motion carries

Heinig noted that he overlooked excusing the absent commissioners who had notified that they would be unable to attend.

Motion by Peterson, second by Gruber to excuse John Frost, Steve Miles and Dave Paull.

All in favor. Motion carried.

8. Other Business – Review of Proposed Fishing Platform

Anderson explained why this review has come before the Planning Commission.

Gruber asked whether we have funding for this. Anderson noted the grant and matching funds by the city as shown in the agenda packet.

Peterson asked whether anyone is here to answer his question about the u-shaped things in the drainage ditch. Kate Hosier, assistant city manager, suggested these may already be in place.

Motion by Peterson, second by Stimson to approve the fishing platform and bank stabilization project

All in favor. Motion carried.

9. Commissioner Comments

Peterson: Welcomed new member, Suzanne Loafman

Stimson: Welcomed Suzanne

Gruber: Welcomed Suzanne and thanked those who wrote and spoke tonight

Fries: Welcome to Suzanne

Loafman: Thanked commission for the welcomes and stated she is glad to be here.

Heinig: Suggested with Master Plan review coming up it would be a good idea for the commissioners to look up the existing Master Plan and familiarize themselves with it.

10. Adjourn

Motion by Gruber, second by Loafman to adjourn at 7:31 p.m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary