

Planning Commission

Work Session Minutes Wednesday, January 13, 2016 11:00 a.m., Council Chambers



City of South Haven

The meeting was called to order 10:00 a.m. by Chair Paull. Present were planning commission members Peterson, Gruber, Webb, Stimson, Fries and Heinig. Zoning administrator Anderson and some members of the public were also in attendance.

Public comments were received from Mary Kay Diephuis Andree and Dorothy Appleyard.

Paull opened the meeting with comments directed at the audience regarding civility and asked for a stop to the bullying whether online or at meetings.

Stimson asked the members if they could initially agree to a few elements of the proposed ordinance. All agreed that rental registration would be a part of the ordinance and those rentals for less than seven (7) days would be allowed. She also asked about the treatment of nonconforming rentals and it was decided that section may need more study.

The members reviewed first the proposed changes to the code of ordinances. Among the changes was the addition of the B-3 zone to areas allowing larger residences as rentals. Members agreed to this as single family homes in that zone require special use approval currently. It was also agreed to add a definition for *compensation* and to restate the local agent requirement. The fine for failure to register was increased with the fine increasing with the second notice resulting ultimately in loss of right to rent.

Changes proposed for the zoning ordinance sections include:

- B-3 zone added to zoning districts allowing residential rentals
- The inclusion of PRE allowed rentals in the registration requirements
- The R2 zone added to the list of zoning districts requiring site plan approval

It was decided that at the next meeting the group would focus on occupancy and/or size limits in certain zones. Following that the group will determine if additional construction standards should be added to the Abbreviated Application for Residential Dwellings section.

Next meeting on Wednesday, January 20, 2016 at 10:00 a.m.

The meeting was adjourned at 11:40 p.m.

RESPECTFULLY SUBMITTED,
Linda Anderson, Zoning Administrator