

Planning Commission

Regular Meeting Agenda **Thursday, October 2, 2014** **7:00 p.m., Council Chambers**



City of South Haven

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes** – September 4, 2014
5. **Interested Citizens in the Audience Will be Heard on Items Not on the Agenda**
6. **New Business – None**
7. **Unfinished Business**
 - a) Brussee rezoning request from B-3 to R1-A
8. **Commissioner Comments**
9. **Adjourn**

RESPECTFULLY SUBMITTED,
Linda Anderson, Zoning Administrator

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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



Agenda Item #7a 38 Northshore Drive Rezoning Request

City of South Haven

Background Information: Tom Brussee, owner of 38 Northshore Drive, submitted an application to rezone his parcel from the B-3 Waterfront Business Zone to the R1-A Single Family Residential Zone. Following the public hearing on July 10, 2014, the planning commissioners moved to table this request until certain zoning ordinance amendments related to the B-3 zoning district were resolved with the city council. The issues with the zoning ordinance amendments have since been resolved and city council adopted the new amendments on September 2, 2014.

In the interim, the applicant applied for a land division on the site but was denied the request by the zoning administrator on the grounds that the zoning ordinance does not allow land divisions which result in parcels which are nonconforming. In the B-3 zone, single family homes may be built on *existing* lots with a special use permit. It is not the intent of the planning commission or the city council that lots be split for single family home construction. On September 22, 2014, the zoning board of appeals upheld the zoning administrator's decision to deny the land division.

The applicant is now returning to the planning commission for action on the rezoning request from B-3 to R1-A Residential. The planning commission does not need to hold another public hearing. The matter should be removed from the table by a motion and majority decision to do so.

Recommendation:

When considering rezoning requests, the Planning Commissioners should ask the following questions from the master plan and zoning ordinance:

1. Is this an appropriate location for the proposed zone? *It is removed from other residentially zoned properties by Northshore Drive to the west and Black River to the south. The property has condominium housing to the north and single family residential to the west. There are no adjacent R-1 properties. The rezoning to R-1 would encourage a lot split resulting in two smaller houses likely to be constructed as opposed to one large home.*
2. What does the Future Land Use Map show for this property? Is the request consistent with the map? *This property is in the Resort future land use category. The future land use map shows this property surrounded on two (2) sides by residential planned lands and more resort area on the other (north) side.*

3. What are the adopted Goals and Policies for the property and does the request further those goals and policies? *The intent of the Resort category is to encourage continuation of the bed and breakfast inn-type businesses and to keep elements such as signage on a small scale. The plan also states that in this category buildings should not exceed two stories, and should be oriented on each parcel to permit views of the water from the street.*
4. Are all of the uses permitted in the proposed zoning district compatible with the surrounding area? *Yes, given the size restrictions of the property, the feasible uses are compatible.*
5. Is there another zoning district to which the proposed use would be better suited? *Residential uses are permitted in all residential zones. Single family homes are permitted in all residential zones and in the B-3 zone by special use permit. The zoning ordinance as it reads would not allow a lot split for two residences in the B-3 zone but one house would likely be approved.*
6. How would the rezoning, if approved, benefit the City overall? *The city would see some benefit by having the lot developed as single family homes as opposed to being vacant. In addition, two homes on the property would increase the tax and utilities to the city more than the development of one house.*
7. Would a zoning ordinance text amendment serve the City better in this matter than a rezoning of property? *The city has already adopted a zoning ordinance amendment to the B-3 zone allowing single family homes on existing lots. That amendment does not allow lot splits but would allow one house by special use approval. No other amendment is necessary.*

Staff recommends that the planning commission consider all of the standards provided and determine whether this property is best retaining the current zoning to allow one residence or rezoning the property to allow two residences.

Support Material:

Previously compiled rezoning packet
Resolution recommending denial or adoption to the city council

Respectfully submitted,
Linda Anderson
Zoning Administrator



Agenda Item #6b 38 Northshore Drive Rezoning Request

City of South Haven

Background Information: Tom Brussee, owner of 38 Northshore Drive, has submitted an application to rezone his parcel from the B-3 Waterfront Business Zone to the R1-A Single Family Residential Zone.

Recommendation: Staff recommends that the planning commission review the application and narrative and carefully consider public comments before making any decision in this matter. The planning commission's motion in this matter should be made in the format of a recommendation to city council.

Support Material:

Application
Aerial scan
Zoning Map indicating amendment area
Resolution of recommendation/denial to the city council

Respectfully submitted,
Linda Anderson
Zoning Administrator

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

Date: June 13, 2014 Applicant: Tom Brussee, Member of South Haven Landquest LLC
(If applicant is not the owner of the subject property, a letter granting said applicant authority is required.)

Applicant Address: 7858 Ravine Road, Kalamazoo, MI 49009

Applicant Phone Numbers: 269.217.3045

Applicant e-mail: tsbrussee@gmail.com

Subject Property Address: 38 North Shore Drive, South Haven (Legal Description & Survey attached as Exhibit "A")
(A legal description and survey of the subject property is required to be submitted with this application.)

Existing Zoning District: B-3

Zoning District Requested: R-1A

Attach a list of the conditions for approval which apply to your request and comment on how your request will meet those standards: None.

Applicant shall respond to the general standards in Sec. 2501 below and comment on how the requested Rezoning will meet the standards: See attached Exhibit "B"

General Standards - The matters to be considered by the Planning Commission shall include, but shall not be limited to, the following:

- a. What, if any, identifiable conditions related to the application have changed which justify the proposed amendment?
- b. What are the precedents and the possible effects of such precedent which might result from the approval or denial of the application?
- c. What is the impact of the amendment on the ability of the City and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed amendment is adopted?
- d. Does the proposed district change adversely affect environmental conditions, the character or the likely value of the surrounding property?
- e. Does the proposed district change comply with the adopted City Comprehensive Plan? If not, and if the proposed zoning change is reasonable, in light of all other relevant factors, then the Plan should be amended before the requested zoning amendment is approved.
- f. If a specific property is involved, can the property in question be put to a reasonable economic use in the zoning district in which it is presently located.
- g. Is another procedure, such as a variance, special land use or planned unit development procedure a more appropriate alternative than a rezoning?

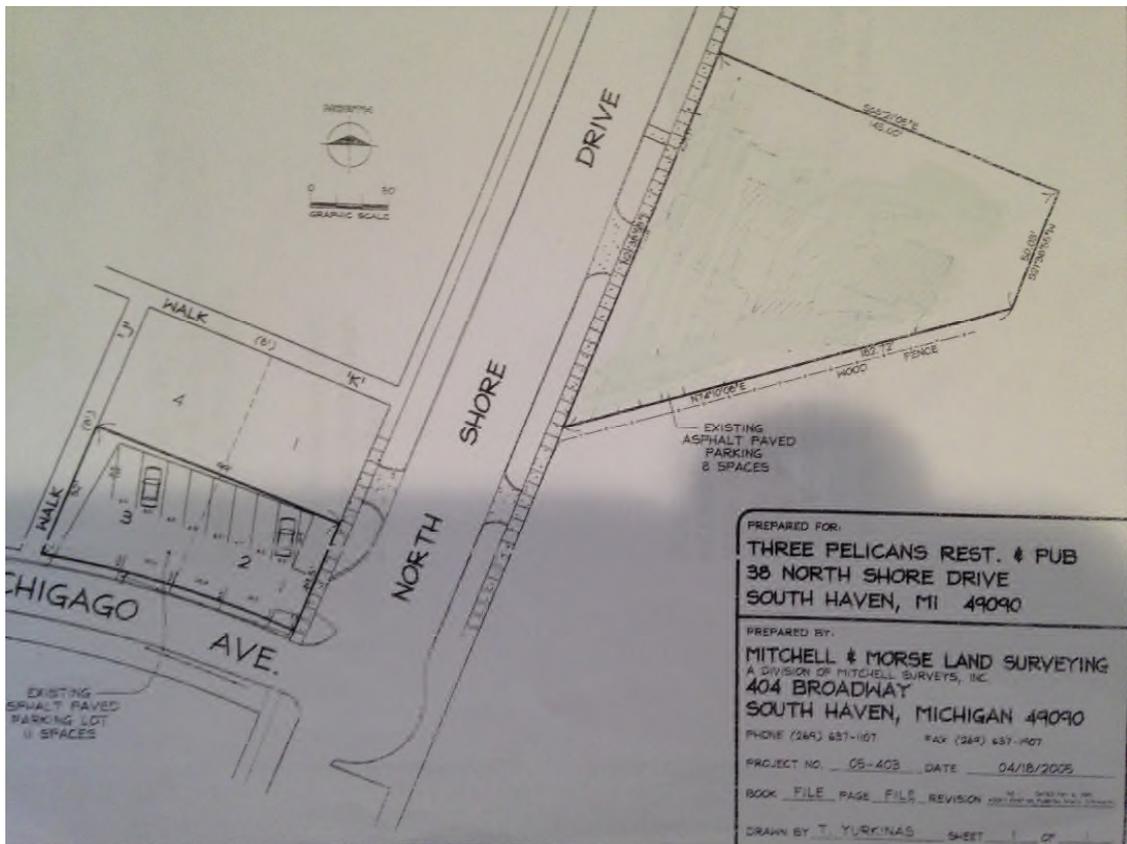
THE INFORMATION CONTAINED WITHIN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE AND SUBMITTED TO THE PLANNING COMMISSION FOR REVIEW. THE UNDERSIGNED REALIZES THAT ANY INFORMATION SUPPLIED IN SUPPORT HEREOF THAT IS NOT CORRECT COULD VOID ANY DECISION BY THE COMMISSION. SAID SIGNATOR ALSO ACKNOWLEDGES THAT IF THE PERMIT IS GRANTED, THE WORK WITHIN THE REQUEST MUST BE CARRIED OUT WITHIN ONE YEAR OF SAID APPROVAL OR SAID PERMIT APPROVAL BECOMES NULL AND VOID.

Applicant Signature  Date: 6-13-14

Fee Due With Application: \$400.00

Exhibit "A"

A Parcel of land being part of block 20, 21, 23, Monroe Park Subdivision and part of block 15 of Dyckman and Woodman's addition to the village (now city) of South Haven, sections 3 and 10, Town 1 South, Range 17 West, more particularly described as: commencing at the Northwest corner of lot 1 in block 20 of Monroe Park Subdivision; Thence South 21'36'55" West along the West line of Block 20, a distance of 210.24 feet to the true place beginning; Thence continuing South along 21'36'55" West along said West line of Block 20, a distance of 161.26 feet; Thence North 74'09'28" East, 182.75 feet; Thence North 21'38'55" East, 50.03 feet, Thence North 68'21'05" West, 145.00 feet to the place of beginning.



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Exhibit "B"

a. What, if any, identifiable conditions related to the application have changed which justify the proposed amendment?

- The City's primary business district has become fairly clearly defined in a different location in the City as intended under the City's Master Plan. The area surrounding the Property is zoned almost exclusively residential and/or used exclusively for residential purposes.¹
- The size and configuration of the Property is simply unable to facilitate the uses permitted as of right in the B-3 zoning district in compliance with the Zoning Ordinance, and particularly the parking requirements imposed thereby. Notably, this was true even prior to the the sale of the affiliated property across North Shore Drive and development thereof as residential property.

b. What are the precedents and the possible effects of such precedent which might result from the approval or denial of the application?

- None. The Property is seemingly unique in the City in that it is zoned for business uses in a part of the community which is, in fact, exclusively residential. It is unlikely that this situation exists, at least to this degree, in other portions of the City. As such, concerns about setting precedent should be minimal.

c. What is the impact of the amendment on the ability of the City and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed amendment is adopted?

- None. The requested rezoning would have the result of actually decreasing the demand on these services inasmuch as the permitted uses would be restricted to less intensive uses than are permitted under B-3.

d. Does the proposed district change adversely affect environmental conditions, the character or the likely value of the surrounding property?

- No. With respect to environmental conditions, the residential uses permitted under R-1A are less likely to result in adverse environmental conditions than the uses permitted under B-3. With respect to the character or likely value of the surrounding property, the requested rezoning would be significantly more harmonious with the surrounding property than the uses permitted under B-3. Moreover, any B-3 use will necessarily increase the parking burden on an already congested part of the community; an R-1A use, on the other hand, would have minimal off-site parking impact.

e. Does the proposed district change comply with the adopted City Comprehensive Plan? If not, and if the proposed zoning change is reasonable, in light of all other relevant factors, then the Plan should be amended before the requested zoning amendment is approved.

- Yes. The Master Plan designates this property as "Resort" (see the 2011 Future Land Use map on page 162 of the November 7, 2011, City of South Haven Municipal Master Plan).

¹ Note that the majority of the surrounding area is zoned R-1C. Inasmuch as R-1A is sufficient from the Applicant's perspective, the Applicant is not requesting a rezoning to R-1C. If, however, the Planning Commission is inclined to grant the rezoning to an R-1 district and would prefer to rezone to R-1C for consistency purposes, that would be acceptable to the Applicant.

- The Master Plan does not go into great detail on what it intends by the use of the term “Resort” other than to indicate that it anticipates a mix of residential uses to maintain “a residential or ‘waterfront inn’ character....” The current B-3 zoning of the Property would permit a number of uses, as of right, which are incompatible with this objective (e.g. convenience stores, restaurants/lounges, retail uses, etc.). Rezoning the Property from B-3 to R-1A would further the Master Plan’s objective by eliminating the incompatible business uses which are permitted under the current B-3 zoning of the Property.
- This area is also situated in “Planning Area 2” as indicated on the Master Plan. Planning Area 2 indicates that the City should maintain the historic mix of seasonal rental, bed & breakfast, multi-family, and single-family detached uses in the area. Again, rezoning the Property from B-3 to R-1A would further this objective by eliminating the incompatible B-3 business uses (e.g. convenience stores, restaurants/lounges, retail uses, etc.).
- Although the “Resort” designation contained in the Master Plan does not have a direct Zoning Ordinance district analogue, the Zoning Ordinance itself does define the term “Resort” as follows: “A place of typically seasonal entertainment, recreation, and/or lodging. Resort lodging, if provided, may include hotels, motels, single or multiple-family residential dwelling units, cottages, campgrounds, bed and breakfasts, or some combination, as regulated by appropriate sections of this Ordinance.” In this way, the Zoning Ordinance carries forward the residential character of the “Resort” designation in the Master Plan by specifically including residential and residentially-compatible uses.

f. If a specific property is involved, can the property in question be put to a reasonable economic use in the zoning district in which it is presently located.

- No. As indicated above, the size and configuration of the Property is such that it is not economically viable under current zoning. For instance, the parking requirements of the zoning ordinance and the parking demands presented by the B-3 uses simply cannot be accommodated on this Property without significantly increasing the parking burden on the area; conversely, the parking requirements of R-1A could be accommodated on-site with no impact on the parking capacity of the area community.

g. Is another procedure, such as a variance, special land use or planned unit development procedure a more appropriate alternative than a rezoning?

- No. While the B-3 zoning district has been amended in recent years to permit residential use of B-3 property pursuant to special use permit upon a showing of, essentially, hardship, use of that procedure would keep the Property in the B-3 district with all of the dilatory aspects thereof (i.e. incompatible uses, significant parking demands, etc.). As discussed above, the only practical and rational use for this Property is residential. As such, keeping the Property in the B-3 district essentially requires the owner to make the required showings and submit to the conditions of a special use permit in order to put the Property to the only use to which it is reasonably suited. This is an unfair burden on the Property owner.
- Additionally, as demonstrated above, the residential uses permitted under R-1A are not only significantly more compatible and consistent with the surrounding properties, but also significantly more compatible with the City’s intended plan for this Property. By rezoning the Property from B-3 to R-1A, the City would be not only facilitating the owner’s desire to use the Property for the only use to which it is reasonably suited, but also furthering the objectives of the City’s Master Plan by eliminating the various B-3 uses which are wholly incompatible with the Master Plan’s “Resort” and “Planning Area 2” designations.

2011 ORTHO AERIAL MAPS

Showing Parcel Lines and Labels



2011 Digital Orthophotographs

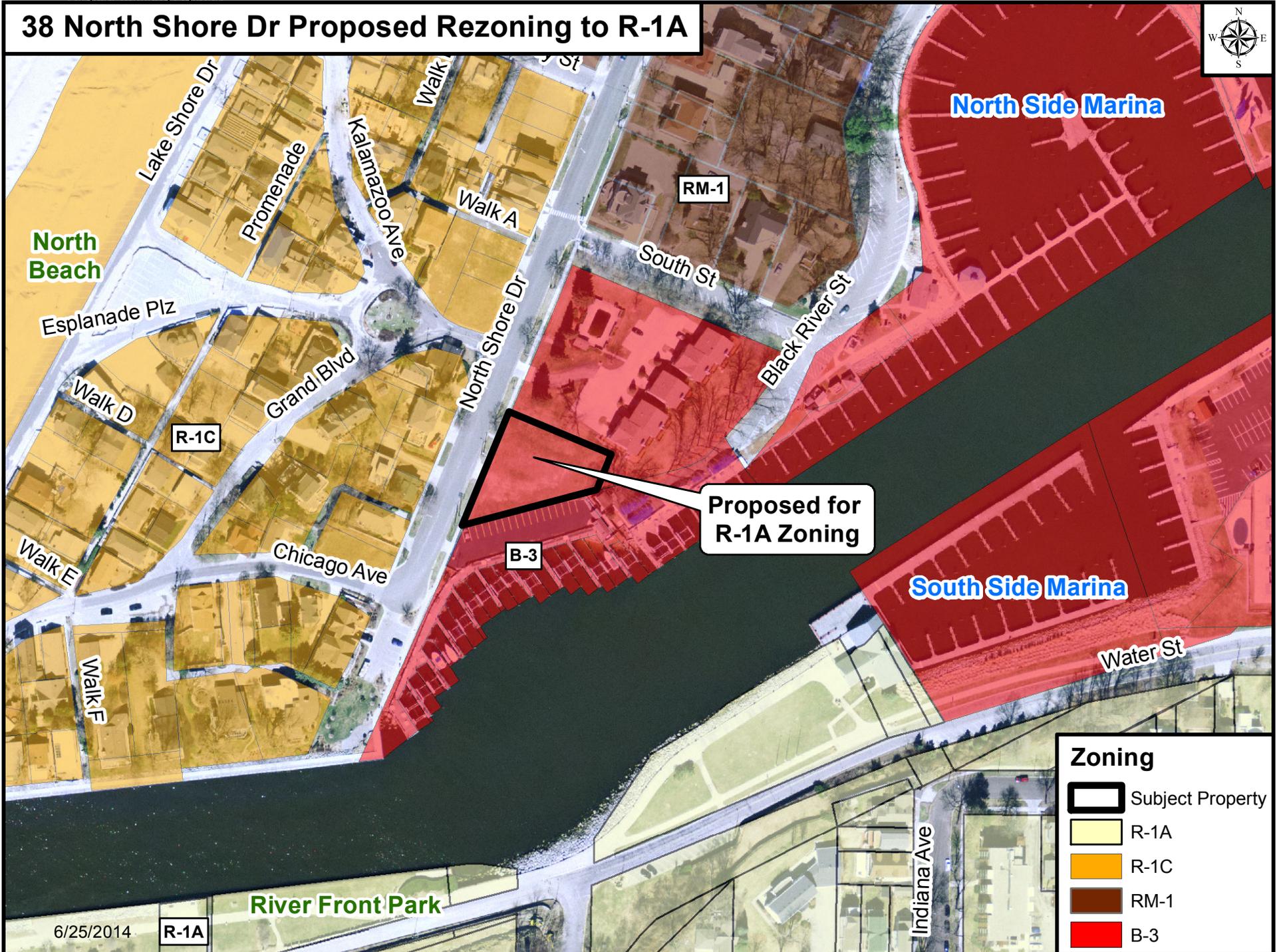
The original photographs displayed here were taken in the spring of 2011. The 'best resolution' of these images is 0.5 feet per pixel.

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.

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

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38 North Shore Dr Proposed Rezoning to R-1A



**PLANNING COMMISSION
CITY OF SOUTH HAVEN**

Van Buren and Allegan Counties, Michigan

Commissioner _____, supported by Commissioner _____, moved the adoption of the following resolution:

RESOLUTION 2014- 0001

**RESOLUTION APPROVING AND RECOMMENDING CITY COUNCIL
(APPROVAL/DENIAL) OF A REZONING REQUEST SUBMITTED BY TOM
BRUSSEE FOR PROPERTY LOCATED AT 38 NORTSHORE DRIVE**

Whereas, on June 13, 2014, the Applicant submitted an application to rezone .35 acres (15,319 square feet) at 38 Northshore Drive from the B-3, Waterfront Business Zone to the R1-A Single Family Residential zone. The parcel number for the subject property is 80-53-823-002-10 and,

Whereas, after providing notice in accordance with the Michigan Zoning Enabling Act, 2006 PA 110, as amended, MCL 125.3101 *et seq.* (the "MZEA"), and the City of South Haven Zoning Ordinance, the Planning Commission held a public hearing on July 10, 2014, to receive and consider public comment on the rezoning application and to review the information and materials submitted by the applicant and others relating to the rezoning request; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. After reviewing the information, materials and comments submitted in relation to the rezoning application, pursuant to and in accordance with the MZEA and the factors and criteria provided by Section 2501 of the South Haven Zoning Ordinance, the Planning Commission makes the following finding:

Based upon the application and other submitted materials, the Planning Commission determines that the rezoning of the Property to I-1 is (consistent/inconsistent) with the existing Master Plan and that the uses permitted by right and special use within the I-1 zoning district are (consistent/inconsistent) with existing uses and the general character of the area surrounding the Property.

2. The Planning Commission (approves/denies) the rezoning application as submitted, (Case No. 2014-0008-REZ) and recommends that the City Council (adopt/not adopt) the amendment.

3. All resolutions and parts of resolutions are, to the extent of any conflict with this resolution, rescinded.

YEAS: Commissioners: _____

NAYS: Commissioners: _____

ABSTAIN: Commissioners: _____

ABSENT: Commissioners: _____

RESOLUTION DECLARED ADOPTED.

CERTIFICATION

As its Recording Secretary, I certify that this is a true and complete copy of a resolution adopted by the Planning Commission of the City of South Haven, Van Buren and Allegan Counties, Michigan, at a meeting held on July 10, 2014.

Date: July 11, 2014

Marsha Ransom, Recording Secretary

**PLANNING COMMISSION
CITY OF SOUTH HAVEN**

Van Buren and Allegan Counties, Michigan

Commissioner _____, supported by Commissioner _____, moved the adoption of the following resolution:

RESOLUTION 2014- 0001

**RESOLUTION APPROVING AND RECOMMENDING CITY COUNCIL
(APPROVAL/DENIAL) OF A REZONING REQUEST SUBMITTED BY TOM
BRUSSEE FOR PROPERTY LOCATED AT 38 NORTSHORE DRIVE**

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Whereas, after providing notice in accordance with the Michigan Zoning Enabling Act, 2006 PA 110, as amended, MCL 125.3101 *et seq.* (the "MZEA"), and the City of South Haven Zoning Ordinance, the Planning Commission held a public hearing on July 10, 2014, to receive and consider public comment on the rezoning application and to review the information and materials submitted by the applicant and others relating to the rezoning request; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. After reviewing the information, materials and comments submitted in relation to the rezoning application, pursuant to and in accordance with the MZEA and the factors and criteria provided by Section 2501 of the South Haven Zoning Ordinance, the Planning Commission makes the following finding:

Based upon the application and other submitted materials, the Planning Commission determines that the rezoning of the Property to I-1 is (consistent/inconsistent) with the existing Master Plan and that the uses permitted by right and special use within the I-1 zoning district are (consistent/inconsistent) with existing uses and the general character of the area surrounding the Property.

2. The Planning Commission (approves/denies) the rezoning application as submitted, (Case No. 2014-0008-REZ) and recommends that the City Council (adopt/not adopt) the amendment.

3. All resolutions and parts of resolutions are, to the extent of any conflict with this resolution, rescinded.

YEAS: Commissioners: _____

NAYS: Commissioners: _____

ABSTAIN: Commissioners: _____

ABSENT: Commissioners: _____

RESOLUTION DECLARED ADOPTED.

CERTIFICATION

As its Recording Secretary, I certify that this is a true and complete copy of a resolution adopted by the Planning Commission of the City of South Haven, Van Buren and Allegan Counties, Michigan, at a meeting held on October 2, 2014.

Date: October 2, 2014

Marsha Ransom, Recording Secretary