

# Planning Commission

## Regular Meeting Agenda Thursday, October 6, 2016 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 8, 2016
5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda
6. New Business – Site Plan Review
  - a) 132 Northshore Drive
7. Old Business - None
8. Other Business - None
9. Commissioner Comments
10. Adjourn

RESPECTFULLY SUBMITTED,  
Linda Anderson, Zoning Administrator

South Haven City Hall is barrier free and the City of South Haven will provide the necessary reasonable auxiliary aids and services for persons with disabilities, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities at the meeting upon seven (7) days notice to the South Haven City Hall.

## 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.

September 8, 2016  
Planning Commission  
Regular Meeting Minutes  
DRAFT

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

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DRAFT

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



City of South Haven

## Agenda Item #6 Site Plan Review 132 Northshore

### Background Information:

Section 1401 of the zoning ordinance requires that site plan review by the planning commission is required for all substantially redeveloped uses in the RM-1 zoning district.

The RM-1 zoning district allows all uses permitted in the R-1 and R-2 Districts as regulated in those districts. Duplex houses are allowed in the R-2 district and thus in the RM-1 district. The R-2 regulations also require a review by the city engineer for all single family residential structures with more than three (3) bedrooms. The plans were thus forwarded to the city engineer.

The current site plan proposes a structure containing two dwelling units, each with four (4) bedrooms. For each dwelling unit, there are proposed three (3) bedrooms on the first floor and one in the half story. (No bedrooms are shown for the second floor.) Per the short-term rental ordinance formula, this property is capped at 16 short-term rental occupants per dwelling unit, beginning January 1, 2017. (Sec. 10-244(d)(1) ).

Provisions are included in the ordinance to allowed greater occupancy if certain fire and safety measures are taken in the construction. Since each of these units has a maximum occupancy of 16 and the applicant has not requested an increase, those provisions do not apply.

Staff has completed the review of these plans in relation to zoning ordinance requirements. The review from the city engineer is included in this agenda.

### Recommendation:

Staff recommends that the planning commission hear public comments, review the attached documents and staff comments.

Additional recommendations include:

1. The planning commission may require landscaping along the property lines as provided in zoning ordinance section 1404-4 to help enhance the subject property and the abutting property. The ordinance requires screening between uses that require site plan approval and residential zones. According to the city code section 10-242, 132

Northshore is a mixed use property, not a residential property. The planning commission does have the authority to require landscaping and screening as a condition of approval regardless of zone or use.

2. If the drive along the property line is allowed in lieu of landscaping, grass pavers or other pervious surfacing may be considered by the planning commission.
3. Since this project consists of two separate dwelling units with shared driveway access, the parking spaces for each unit need to be identified as to which unit they belong. The applicant has provided the following statement related to this issue via email (enclosed):

*Signs placed on the side of the building for each the outdoor spaces will clearly indicate which parking spaces belong to each unit. The two outdoor spaces on the north side of the property will be for the front unit and the two spaces located on the East side of the property will be for the rear property. Additionally each unit will have one garage space. This would be clearly explained to any guests at the property.*

Planning commissioners will need to determine if this approach to space identification is adequate.

**Attachments:**

Application  
Parking space identification email  
Applicant narrative  
Site plans  
Engineer review  
Survey  
Zoning review  
Letter to Planning Commission

Respectfully submitted,  
Linda Anderson  
Zoning Administrator

**BUILDING & ZONING PERMIT APPLICATION**  
**CITY OF SOUTH HAVEN**  
**BUILDING DEPARTMENT**  
539 PHOENIX STREET, SOUTH HAVEN, MICHIGAN 49090  
FOR INFORMATION CALL 269-277-8573

Incomplete Forms Will NOT be  
Approved or Processed

Project Address: 132 N. Shore Dr.

Tax ID 80-53-720-003-01 (If property is part of a PUD or condominium development, confirmation of parcel number from the Assessing Department is required)

Applicant: Michael Burnett Property Owner: \_\_\_\_\_

Appl. Address: 132 N. Shore Owner Address: \_\_\_\_\_

City South Haven State MI Zip 49090 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Appl. Email address \_\_\_\_\_ Owner Email address \_\_\_\_\_

Applicant Phone: 847-274-8609 Owner Phone: \_\_\_\_\_

Current Use of Property: Vacant Lot Zoning District of Property RM-1

Project Description: Build two-family duplex

Contractor: \_\_\_\_\_ Lic. No. \_\_\_\_\_

Liability Carrier: \_\_\_\_\_ Ins. Exp. Date \_\_\_\_\_ Fed ID or SS#: \_\_\_\_\_

Total Value of Construction (Materials and Labor, Building Permit Only): \_\_\_\_\_

Is property subject to an association? Yes  No  (If yes, attach letter from association)

Is property currently served with city water and sanitary sewer connections? (Letter from city engineer req'd.)

Yes

I hereby authorize the Zoning Administrator, Building Inspector or other authorized representative of the City of South Haven to enter and inspect the above property for the purpose of inspection of the premises.  
AFFIDAVIT: I certify and affirm that I am the property or building owner or owner's authorized agent and that I agree to conform to all applicable laws of this jurisdiction. I also certify that this application is accurate and complete. Section 23A of the State Construction Code Act of 1972, Act No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the state relating to persons who are to perform work on a residential structure. Violators of Section 23a are subject to civil fines.

OWNER'S SIGNATURE: [Signature] DATE: 8/15/16

APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**NEW SINGLE FAMILY HOME BUILDING PERMIT  
SUBMITTAL REQUIREMENTS  
CITY OF SOUTH HAVEN  
BUILDING DEPARTMENT  
539 PHOENIX STREET, SOUTH HAVEN, MICHIGAN 49090  
FOR INFORMATION CALL 269-637-0760**

**LOT LEVEL GRADING PLANS PREPARED BY A PROFESSIONAL ENGINEER  
ARE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.**

PROJECT ADDRESS: 132 N. Stone Dr. DATE: 8/15/16  
APPLICANT NAME: Michael Burnett

THE FOLLOWING ITEMS ARE REQUIRED AS PART OF A COMPLETE APPLICATION PACKET FOR CONSTRUCTION OF A NEW SINGLE FAMILY HOME:

**1. SUBMITTAL REQUIREMENTS WORKSHEET (THIS DOCUMENT)**

SIGNATURE OF APPLICANT

**2. BUILDING/ZONING PERMIT APPLICATION**

COMPLETED FORM

**3. SURVEY AND LEGAL DESCRIPTION OF PROPERTY**

INCLUDE ANY DEED RESTRICTIONS AND EASEMENTS

TAX ID NUMBER

FOR PROJECTS WHERE STRUCTURE OR OVERHANG IS LESS THAN ONE FOOT FROM SETBACKS, PROVIDE A SURVEY DRAWING BY A REGISTERED SURVEYOR DETAILING THE OUTLINE OF THE PROPOSED STRUCTURES ON THE LOT.

FOR PROJECTS LOCATED IN THE R-1C ZONING DISTRICT, PROVIDE A SURVEY DRAWING BY A REGISTERED SURVEYOR DETAILING THE OUTLINE OF THE PROPOSED STRUCTURES ON THE LOT.

**4. SITE PLAN INCLUDING:**

ONE ELECTRONIC FORMAT COPY.

TWO (2) COPIES 24" X 36" FORMAT

DATE OF DRAWING, PROPERTY ADDRESS, NAME, ADDRESS, AND PHONE OF PREPARER

SHOW DIMENSION OF LOT(S), PROPERTY LINES

SHOW EXISTING STRUCTURES (LABEL EXISTING)

SHOW ANY STRUCTURES PLANNED FOR DEMOLITION (LABEL TO BE DEMOLISHED)

SHOW PROPOSED STRUCTURES AND ADDITIONS (LABEL PROPOSED), INCL. ACCESSORY STRUCTURES

SHOW BUILDING SETBACKS, FRONT, REAR, BOTH SIDES

SHOW AREA COVERED BY STRUCTURES (IN SQUARE FEET), AREA OF LOT, PERCENTAGE OF LOT COVERED BY STRUCTURES

SHOW DIMENSIONS, LOCATION AND PAVING MATERIAL OF DRIVEWAY

SHOW ANY RIGHT OF WAY STRUCTURES (HYDRANTS, ELECTRIC POLES, SIGNS, ETC.)

SHOW CURBING AND DRIVEWAY FLARE WITH DIMENSIONS

SHOW DISTANCE TO NEAREST INTERSECTION

SHOW DIMENSIONS AND LOCATION OF <sup>required 10</sup> TWO (2) X 20' OFF-STREET PARKING AREAS ON PARCEL

SHOW SIDEWALK LOCATION AND DIMENSIONS, LABEL EXISTING OR TO BE BUILT

SHOW DIRECTION OF STORMWATER RUNOFF FLOW

SHOW GENERAL LOCATION AND SIZE OF WATER, SEWER, ELECTRIC, GAS AND OTHER UTILITIES

SHOW ANY PROPOSED LANDSCAPING AND DISTANCE FROM PROPERTY LINES

**5. BUILDING ELEVATIONS**

ONE ELECTRONIC FORMAT COPY

TWO (2) COPIES 24" X 36" FORMAT

DATE OF DRAWING, PROPERTY ADDRESS, NAME, ADDRESS, AND PHONE OF PREPARER

SHOW THE ELEVATION OF ANY EXISTING STRUCTURES (INC. CURB, SIDEWALK, HYDRANT OR OTHER BENCHMARK)

SHOW AVERAGE GRADE OF SITE

SHOW HEIGHT OF PEAK HEIGHT OF ROOF FROM THE AVERAGE GRADE OF THE SITE FOR ALL BUILDING FACES

*South + West elevations only provided*

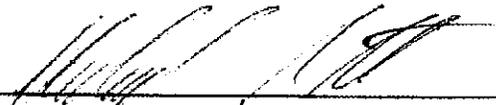
- SHOW DEPTH OF BURY OF BASEMENT AROUND STRUCTURE FOUNDATION
- IDENTIFY FIRST AND SECOND STORY
- EXISTING STRUCTURES ELEVATIONS (LABEL EXISTING)
- PROPOSED STRUCTURES AND ADDITIONS ELEVATIONS (LABEL PROPOSED)

**6. MISCELLANEOUS**

- IF PROJECT IS LOCATED IN AN ASSOCIATION, A LETTER FROM THE ASSOCIATION IS REQUIRED.
- A DRIVEWAY PERMIT IS REQUIRED FROM THE CITY ENGINEER (EVEN IF A CURB CUT EXISTS)
- DOCUMENTATION FROM THE CITY ENGINEER THAT THE PROPERTY IS CURRENTLY SERVED WITH CITY WATER AND SANITARY SEWER CONNECTIONS

**7. BUILDING PLANS**

I have provided all of the required items for the application packet and understand that if the packet is incomplete, it will not be accepted.

APPLICANT SIGNATURE:  DATE: 8/15/16

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

Project Address: 132 N. Shore Dr Tax ID 80-53-

Applicant: Michael Burnett Property Owner: \_\_\_\_\_

Appl. Address: 132 N Shore Dr Owner Address: \_\_\_\_\_  
South Haven 49090

Applicant Phone: 847-274-8609 Owner Phone: \_\_\_\_\_

Applicant Email: \_\_\_\_\_ Owner Email: \_\_\_\_\_

Current Use of Property: Vacant Land Zoning District of Property RM-1

Project Description: Build two-family duplex

PROPOSED USE: \_\_\_\_\_

SECTION NUMBER WHICH PERMITS THIS USE: \_\_\_\_\_

COMMENTS:

OWNER'S SIGNATURE:  DATE: 8/15/16

APPLICANT'S SIGNATURE:  DATE: 8/15/16

DATE SUBMITTED: \_\_\_\_\_ DATE ACCEPTED: \_\_\_\_\_ BY: \_\_\_\_\_

FEE: \_\_\_\_\_ DATE OF PAYMENT: \_\_\_\_\_

FORM CONTINUES ON OTHER SIDE, PLEASE COMPLETE BACK OF SHEET



**BASE MAP**

Showing Parcel Lines and Labels



BASE MAP

This Base Map consists of the Township Roads, Lakes, and Rivers.

One can overlay other information on this Base Map or begin a new map.

NOTE: This information can always be viewed by clicking the title of the map. Information about each LEGEND item (below the map) is displayed by clicking each legend item.

- 85 US Feet
- Rivers-Lakes
- Municipal Name Municipal Border
- Railroads
- Public Roads
- Property Lines
- Subdivision Lines
- Condominiums Lines

..... 200' From  
 intersection

Van Buren County Community Information Center

**Parcel 80-53-720-003-01**



Close This Window

**Van Buren County Property Information**

If you have Questions or find Incorrect Information Send an Email.

**Jurisdiction:** South Haven City

**Plate Number:** C63

**Owner Name:** BURNETT MICHAEL & JULIA

**Parcel Address:** 132 NORTH SHORE DR  
SOUTH HAVEN, MI 49090

**Mailing Address:** 1633 N CLYBORN AVE APT 2S  
CHICAGO, IL 60614

**Property Information**

**School District:** 80010

**Current Property Class:** 402

**Current Assessment:** \$47,200

**Previous Assessment:** \$47,200

**Taxable Value:** \$47,200

**Homestead %:** 0%

**Calculated Acreage:** 0.2

**Legal Description**

C63 3-1-17 837-774 1625-804 \*\*\* LOT 4, BLOCK 10 DYCKMAN & WOODMAN'S ADD.

Powered by Community Center™ software from the Land Information Access Association

## Marsha Ransom

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**To:** Michael Burnett  
**Subject:** RE: one last thing

■ **Linda S. Anderson//City Planner//Zoning Administrator**

City of South Haven // Office (269) 637-0760

Building Services Department, 539 Phoenix Street, South Haven, MI 49090 // [www.landerson@south-haven.com](mailto:www.landerson@south-haven.com)

The City of South Haven Cares. Print only when necessary.

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**From:** Michael Burnett [<mailto:michael@midwest-tropical.com>]

**Sent:** Tuesday, September 20, 2016 5:26 PM

**To:** Linda Anderson

**Subject:** RE: one last thing

Signs placed on the side of the building for each the outdoor spaces will clearly indicate which parking spaces belong to each unit. The two outdoor spaces on the north side of the property will be for the front unit and the two spaces located on the East side of the property will be for the rear property. Additionally each unit will have one garage space. This would be clearly explained to any guests at the property.

Please let me know if you need any additional information.

Thanks,

Michael

To Linda Anderson and the Planning Commissioners of South Haven,

Thank you for your service to our community. This letter and the plans have been corrected to address all concerns of the city engineer's letter of August 30; parking, grading/drainage, and building setbacks have been amended per the city engineer's recommendations in his letter of August 30.

I would like to inform you of my plans to build at 132 N. Shore Dr. a duplex consisting of two dwelling units which have been designed by a South Haven architect James Schneberger, and we expect will be built by a South Haven contractor utilizing South Haven businesses and employees for materials and supplies. Our previous project utilized Don Hoyt General Contractor, Jensen's Excavating, Haven Heating, Hannapel Home Center, Overisel Lumber, Debest Landscaping, Joe Dubas' Risky Business, Carpet Shop (next door to city hall), Lakeshore Paint, Menards and many other South Haven businesses and employers. We expect to utilize all of these South Haven businesses and others to create a beneficial economic impact to South Haven businesses.

The property at 132 N. Shore Dr. originally contained two dwellings units, a home and a cottage, which were in my opinion dangerous to occupy with numerous safety hazards which is why I had them demolished. The previous setbacks of the two units were extremely close to neighbor's properties; only 4' from the southern side property line, 5' from the side northern property line, and 4' from the rear property line (see previous survey attached). The new property plans before you bring all of these setbacks into compliance with the zoning code. I purchased 132 N Shore hoping to bring something which was an eyesore and badly out of compliance into the current rules and regulations, and this plan does that.

As an overview:

The site is 8,712 square feet and will have a duplex comprised of two dwelling units each 1,230 square feet with the two combined totaling 2,460 square feet (28.2% lot coverage), if you include roof overhang the lot coverage is 2,572.6 (29.5% lot coverage). This leaves **over 70%** of the lot as open uncovered space to be used as grass covered green space and parking. Once construction is complete a local landscaper will be utilized to plant new grass along front, side and rear yards.

After reviewing the city engineer's comments there has been minor corrections to the plan, most notably that all bedrooms have been removed from the basement and replaced with a laundry room/craft or hobby room; washer/dryer machines and storage have been moved from other parts of the basement and placed into what was previously listed as a bedroom, this room will no longer be used as a bedroom. Each of the dwelling units are designed to have 4 bedrooms. There are at least 6 parking spaces in the plan, two of which are in garages and four are outdoors. Refuse bins will be located

in the garage as there is ample area for these in the new garage plan. Grading plans showing water runoff have also been added.

Also after review of the city engineer's comments and suggestions each unit has been decreased in length by 4", for a total of an 8" decrease, to ensure that it fits properly into the very slightly angled lot (for example some dimensions were assumed to be 66' where the survey found it to 65.99').

Existing sewer, water and power connections are already on lot and standby charges have been paid to the city. Details on grading and drainage have been added to the plans as requested by the city engineer.

Once the building permit is issued it is expected that construction will take six to twelve months.

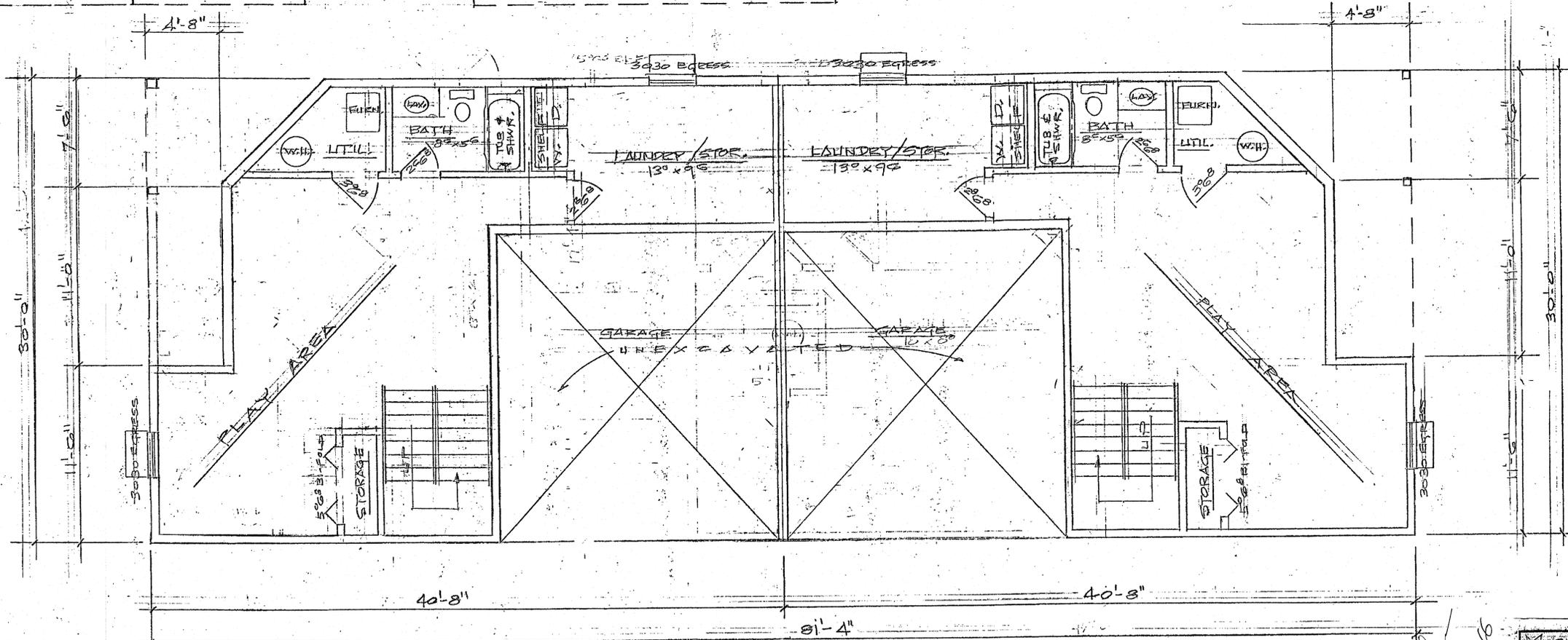
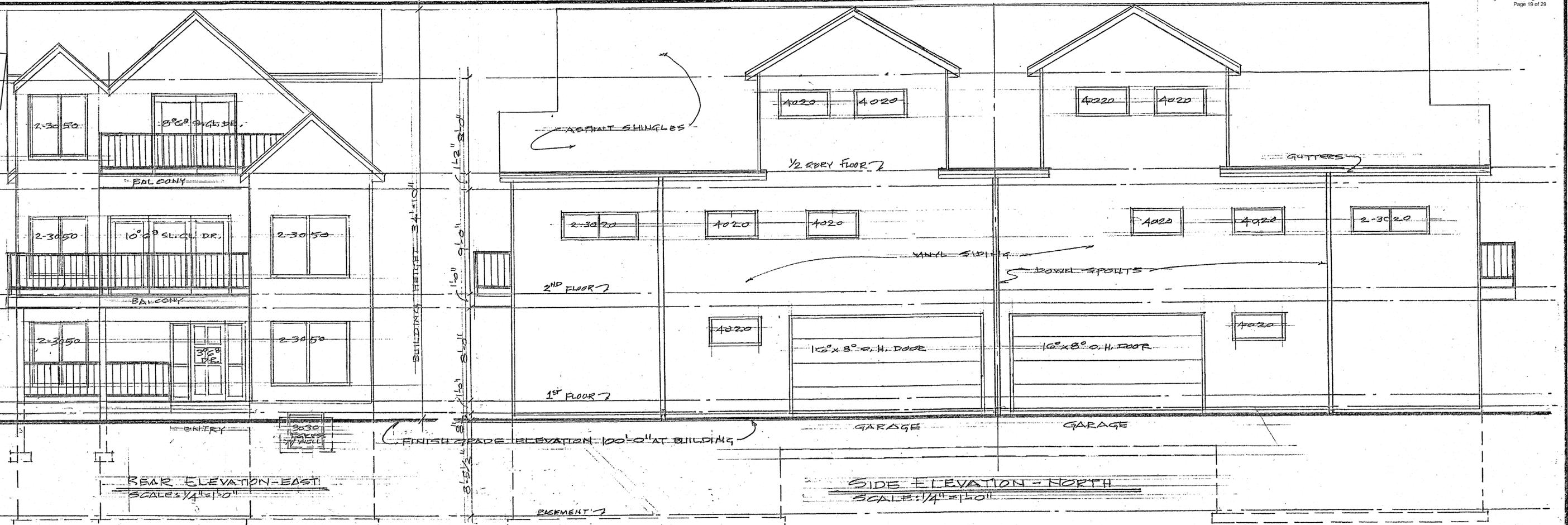
Thank you for your consideration in this matter.

All the best,

Michael Burnett



RECEIVED  
 SEP 21 2016  
 BUILDING DEPARTMENT  
 CITY OF SOUTH HAVEN



**BASEMENT FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

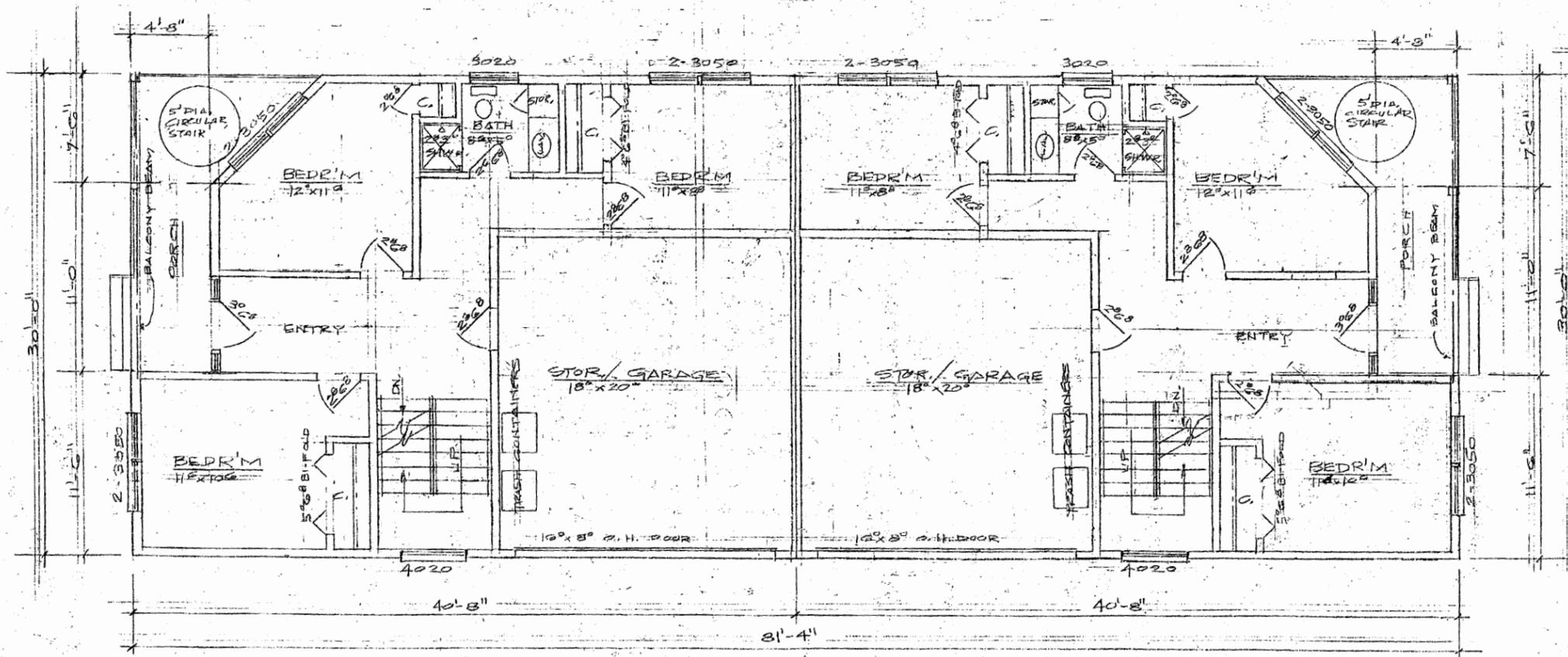
*James W. Schneberger*  
 9/21/2016

REVISED: 9-22-2015  
 REVISED: 8-22-2016  
 REVISED: 8-14-2016

MICHAEL J. JULLIS BURNETT 132 NORTH SHORE DR., SOUTH HAVEN, MI.		APPROVED BY:	DRAWN BY:
SCALE: 1/4" = 1'-0"	DATE: 7-27-16	REVISOR: JH-16	DRAWING NUMBER:
JAMES W. SCHNEBERGER ARCHITECT 225 SCHOOL ST., SOUTH HAVEN, MI. 248-087-8334		DATE: 9-21-16	DRAWING NUMBER: 2



**FRONT - WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 EAST ELEVATION SIMILAR BUT OPPOSITE HAND.

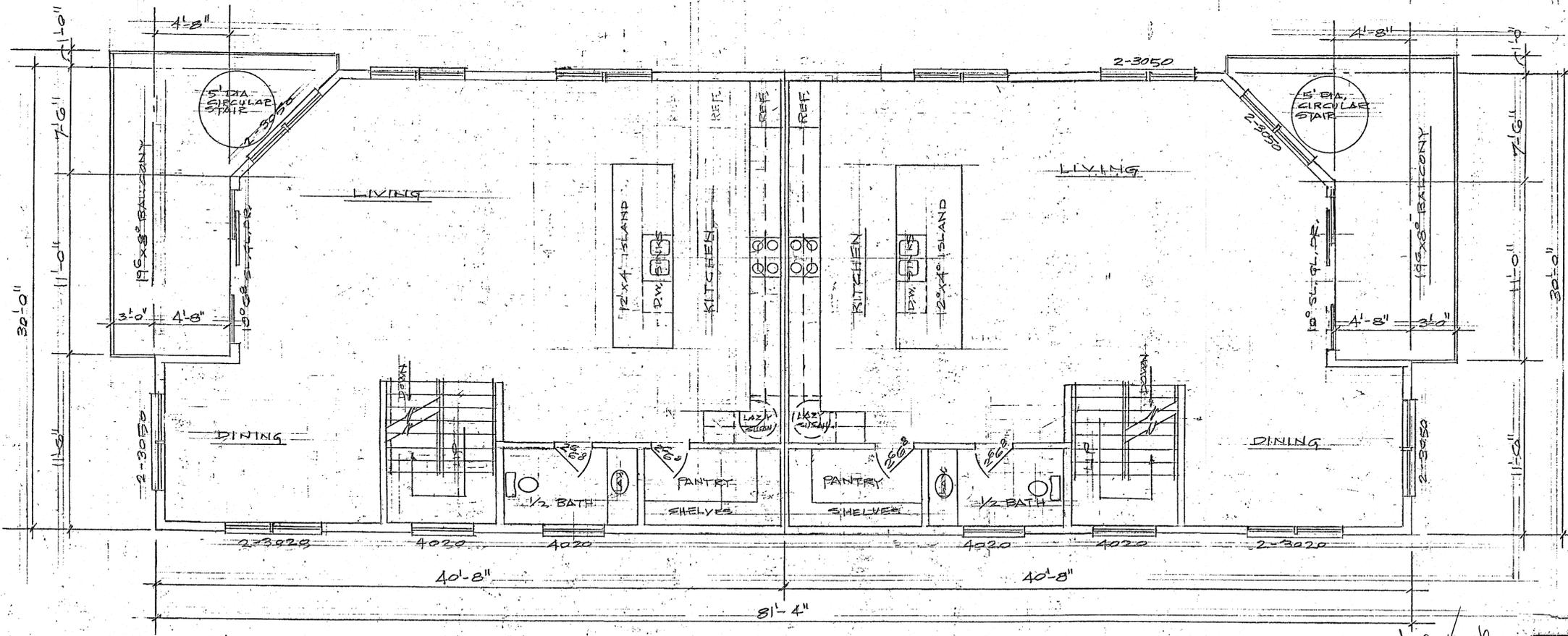
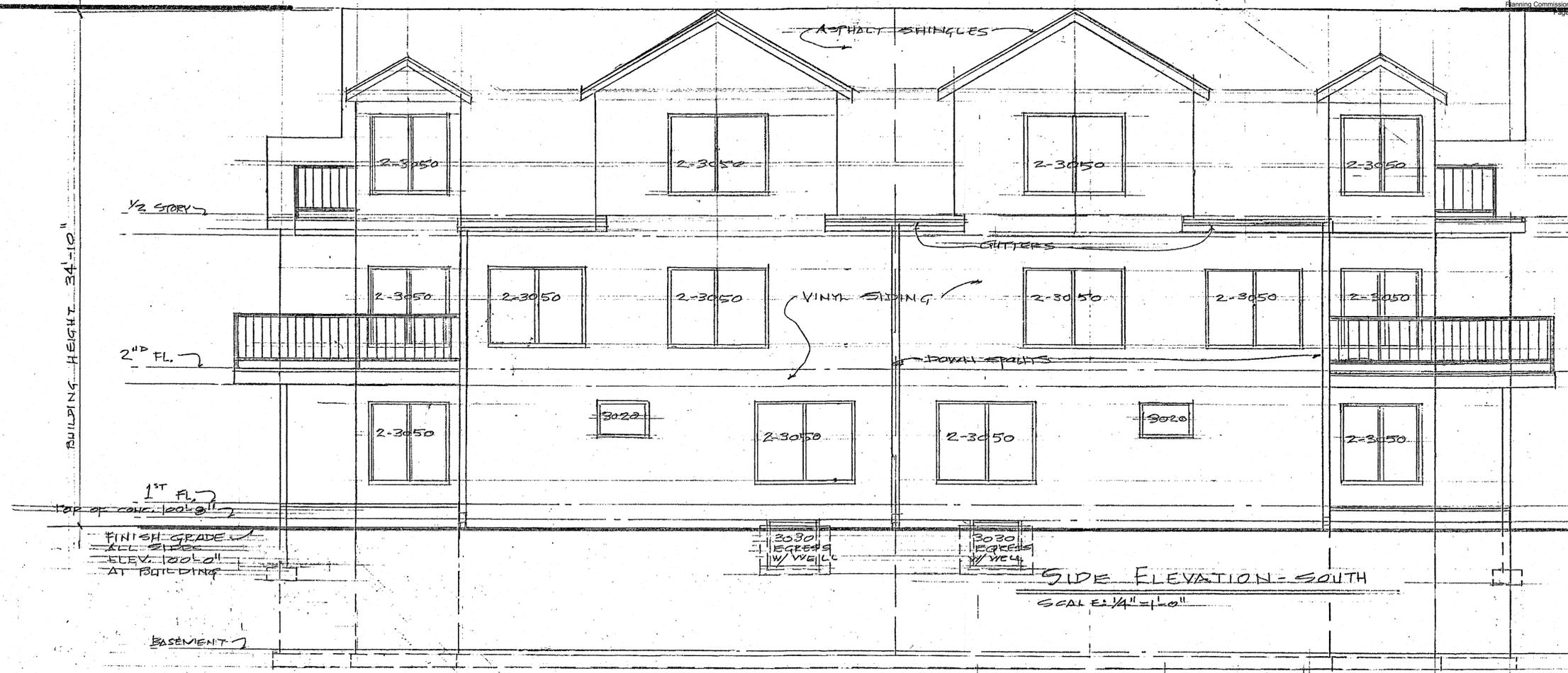


**FIRST FLOOR**  
 SCALE: 1/4" = 1'-0"

MICHAEL & JULIA BARNETT 102 NORTH ZEPHYRUS DRIVE, SOUTH HAVEN, MI.	
DATE: 7-27-16	REVISION: 8-18-16
JAMES W. SCHNEIDER ARCHITECT	
102 NORTH ZEPHYRUS DRIVE, SOUTH HAVEN, MI. 48061	

REVISION: 8-2-2016  
 REVISION: 8-22-2016  
 REVISION: 8-14-2016

RECEIVED  
SEP 21 2016  
BUILDING DEPARTMENT  
CITY OF SOUTH HAVEN

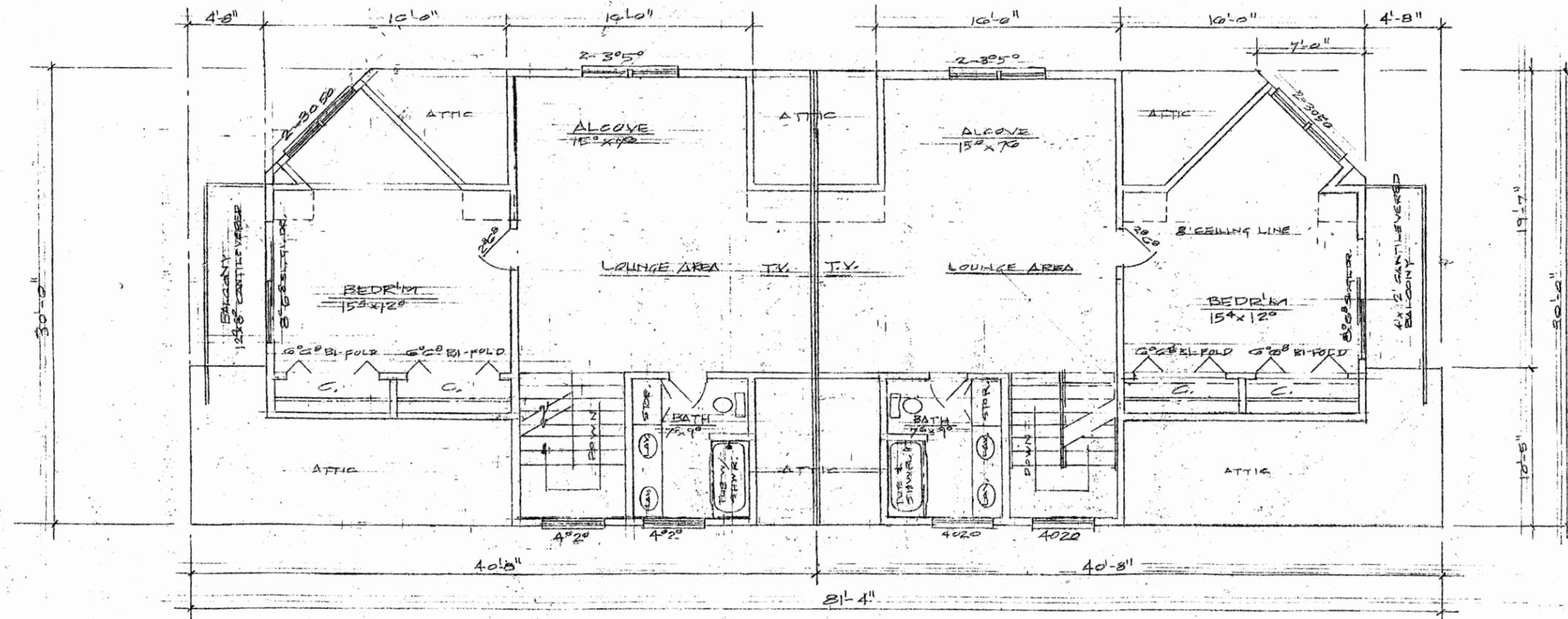
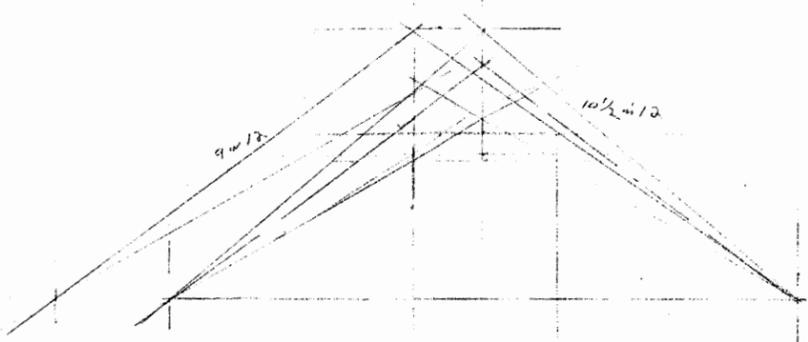


SECOND FLOOR  
SCALE: 1/4" = 1'-0"

*Handwritten signature and date:*  
James W. Schneberger  
9/21/2016

REVISED: 9-2-2016  
REVISED: 8-22-2016  
REVISED: 8-14-2016

MICHAEL E. JULIA BENNETT 132 NORTH SHORE TOWNE, SOUTH HAVEN, MI.	
SCALE: AS SHOWN	APPROVED BY:
DATE: 7-27-16	REVISED: 8-14-16
JAMES W. SCHNEBERGER - ARCHITECT	
132 NORTH SHORE TOWNE, SOUTH HAVEN, MI.	
PROJECT: 2330	DRAWING NUMBER: 07.5



HALF STORY  
 SCALE: 1/4" = 1'-0"

REVISED: 9-23-2016  
 REVISED: 8-22-2016  
 REVISED: 8-14-2016

MICHAEL & JULIA BURNETT 132 NORTH HARRIS DRIVE, SOUTH HAVEN, CT.	
DATE: 7-27-16	APPROVED BY: [Signature]
DESIGNED BY: [Signature]	DRAWN BY: [Signature]
JAMES W. SCHNEIDER-ARCHITECT	
132 NORTH HARRIS DRIVE, SOUTH HAVEN, CT. 06488	DRAWING NUMBER: 5



# City of South Haven

## Dept. of Public Works

DPW Building • 1199 8<sup>th</sup> Ave. • South Haven, Michigan 49090  
Telephone (269) 637-0737 • Fax (269) 637-4778

### MEMORANDUM

To: Linda Anderson, Building & Zoning Administrator

From: Larry Halberstadt, PE, City Engineer

Date: September 20, 2016

RE: Site Plan Review  
Proposed Duplex  
132 North Shore Drive

### Engineering Department Review:

**APPROVED AS NOTED**

#### *Building Setbacks*

The building size has been reduced to fit within the required building setbacks. Because the proposed building footprint is tight to the setback lines, it is recommended that foundation layout be field staked by a professional surveyor, prior to construction.

#### *Storm Water Management*

Section 1717.1 provides requirements for building grades and runoff. Yard spaces shall be constructed with a sloping grade so that the flow of surface waters will be diverted away from the walls of structures. Grading shall not direct surface runoff to neighboring properties or significantly alter existing drainage patterns.

The Soil Survey of Van Buren County, Michigan indicates that the soils at the project site are Plainfield Sand, 0 to 6 percent slope. This soil type is expected to have rapid permeability with an infiltration rate of 6 to 20 inches per hour.

The driveway for this parcel lies between the north wall of the house and the property line. The driveway will have a curb along the north side to keep runoff on site or to direct it toward North Shore Drive. In addition, the driveway will have an inverted section with two leaching basins being placed under the driveway to collect storm water runoff from the paved driveway. In order to adequately infiltrate a storm with a 10 year recurrence interval ("10-year storm"), each leaching basin shall be placed on a 12-inch thick layer of MDOT 6A course aggregate. A geotextile blanket shall be used between the course aggregate and the native soil. The aggregate layer beneath each leaching basin shall be placed in a 10 foot diameter circle. The course aggregate backfill shall continue up the sides of the leaching basin at the 10 foot diameter indicated with the geotextile blanket completely surrounding the backfill. The depth of the leaching basins may be reduced from 8 feet to 5 feet.

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Site Plan Review  
Proposed Duplex  
132 North Shore Drive  
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The proposed duplex will have a sloped roof that sheds water to the sides of the building. The drawings do not illustrate rain gutters on the structure, but those are commonly installed at the time of construction. The collection of roof runoff in rain gutters creates a concentrated flow. Prior reviews have noted that care must be taken to ensure that the concentrated flow from gutters is not directed onto an adjacent parcel. Since the applicant has not shown rain gutters on any of the plan revisions, a condition of the building permit should prohibit the addition of rain gutters since no steps are being made to accommodate for the concentrated flow.

Proposed grades have been added to the site plan. The building cross sections do show the first floor being above existing grade. It is recommended that the grades be revised as follows: at the breakpoint between drainage basins and at the driveway to North Shore Drive, the elevation should be lowered to 99.75. This will permit storm water overflow into North Shore Drive during runoff events in excess of the 10 year storm. Alternately, the leaching basins could be connected with an 8-inch diameter storm sewer pipe and a 4-inch overflow pipe could be connected to the 12-inch storm sewer line that is located beneath the east curb line of North Shore Drive.

*Off-Street Parking Space Layout, Standards, Construction and Maintenance*

Each unit has been reduced to four bedrooms. Thus, the total number of parking spaces required has been reduced to six. Six parking spaces are being provided.

**Sanitary Sewer Department Review:**

**APPROVED AS NOTED**

Sanitary Sewer Main is available in North Shore Drive. Sanitary Sewer service will be provided in accordance with the City's Public Utilities Rules, Regulations and Policies, Resolution 2007-04, as amended. The developer will be responsible to pay all appropriate fees prior to making connection to the sanitary sewer. These fees will be calculated at the time of application for service. Customer records indicate that monthly sewer standby fees are being paid for this service address. The existing sewer lateral must be exposed and televised prior to being reused for the new structure.

**Water Department Review:**

**APPROVED AS NOTED**

Water Main is available in North Shore Drive. Water service will be provided in accordance with the City's Public Utilities Rules, Regulations and Policies, Resolution 2007-04, as amended. The developer will be responsible to pay all appropriate fees prior to making connection to the water main. These fees will be calculated at the time of application for service. Customer records indicate that monthly water standby fees are being paid for this service address. The existing water service must be exposed and visually inspected prior to being reused for the new structure. A larger size water service and/or meter may be warranted to supply the increased demand of the larger size structure proposed for this site.

**Street Department Review:**

**APPROVED AS NOTED**

The Site Plan illustrates a new, wider driveway to serve this development. The driveway is permitted to be up to 16 feet wide at the face of sidewalk and may flare outward to 24 feet at the curb line. The driveway concrete must be a minimum of 6 inches thick or have appropriate

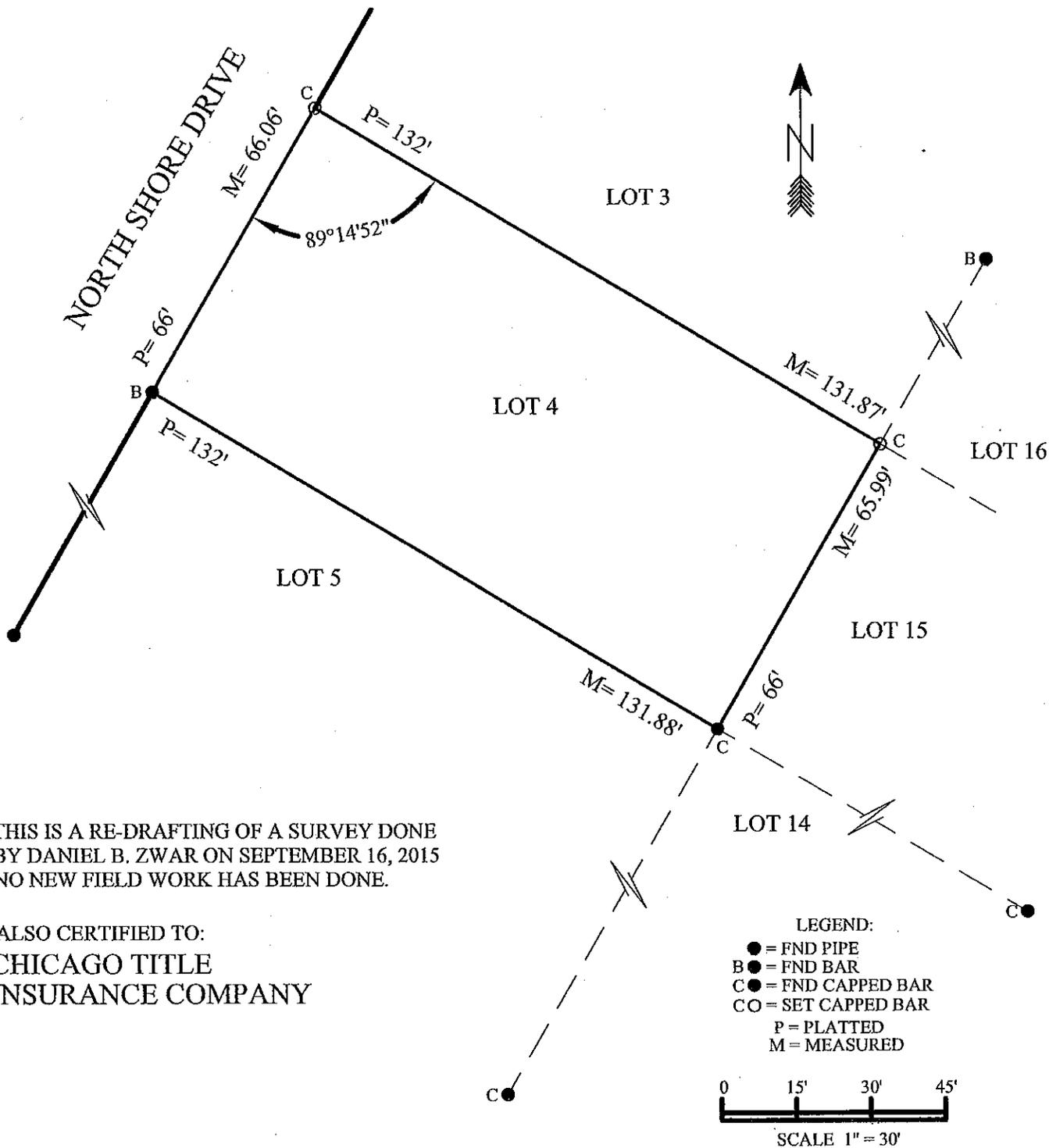
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132 North Shore Drive  
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reinforcing steel if less than this thickness. Sidewalk at the proposed driveway crossing must be 6 inches thick. If visual inspection indicates a lesser thickness, the developer must remove and replace the sidewalk at the driveway crossing. The developer shall obtain a right-of-way permit and complete the work in accordance with the standards set forth by the Engineering Department.

# SURVEYOR'S CERTIFICATE

**DESCRIPTION:**

LOT 4, BLOCK 10, DYCKMAN AND WOODMAN'S ADDITION TO THE VILLAGE (NOW CITY) OF SOUTH HAVEN, CITY OF SOUTH HAVEN, VAN BUREN COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 19 OF PLATS, ON PAGE 176, VAN BUREN COUNTY RECORDS.



THIS IS A RE-DRAFTING OF A SURVEY DONE BY DANIEL B. ZWAR ON SEPTEMBER 16, 2015 NO NEW FIELD WORK HAS BEEN DONE.

ALSO CERTIFIED TO:  
 CHICAGO TITLE  
 INSURANCE COMPANY

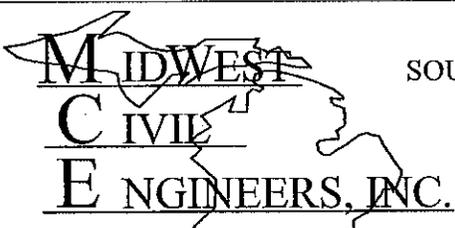
*M. P. Pratt*

MICHAEL P. PRATT, PS #43067

**NOTES:**

- 1.) THIS SURVEY WAS PERFORMED WITH AN ERROR OF CLOSURE NO GREATER THAN 1 IN 5000.
- 2.) THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED FOR WHO IT IS CERTIFIED TO ONLY. ANY USE OF IT BY OTHER THAN WHO IT IS CERTIFIED TO WILL BE AT THE USERS RISK AND WITHOUT LIABILITY TO THE LAND SURVEYOR.

CERTIFIED TO:	
MICHAEL BURNETT JULIA BURNETT	
DRAWN BY: NWS	
DATE: 9/16/15 REV. 8/19/16	
SCALE: 1" = 30'	
SECTION 3	T. 1 S. R. 17 W.



13560 76TH STREET  
 SOUTH HAVEN, MICHIGAN 49090  
 (P) 269-637-9205  
 (F) 269-637-9206

SHEET 1 OF 1  
 PROJ. NO. 15-199

CITY OF SOUTH HAVEN  
 SITE PLAN REVIEW FORM  
 ZONING ADMINISTRATOR/PLANNING CONSULTANT REVIEW

Date of Submittal Sept 6, 2016

Date of PC Review October 6, 2016 Date of City Engineer Review September 20, 2016

Name of Applicant Michael Burnett

Address of Applicant 1633 N. Clybourn Ave, #2, Chicago IL

Applicant Telephone No. (847) 274-8609

Project Name (if any) New duplex

Brief Project Description Construct new duplex on vacant lot

CONTENT ACCEPTABILITY – PRELIMINARY SITE PLAN – SEC. 1403.

	<u>Provided</u>	<u>Not Provided</u>	<u>Not Required</u>
1. Legal description of property .....	<u>X</u>	_____	_____
2. Small scale sketch of properties, streets, and uses of land within ½ mile of the area .....	<u>X</u>	_____	_____
3. Generalized map showing existing and proposed arrangement of:			
a. Streets .....	<u>X</u>	_____	_____
b. Lots .....	_____	_____	<u>X</u>
c. Access points .....	<u>X</u>	_____	_____
d. Other transportation arrangements .....	<u>X</u>	_____	_____
e. Buffer strips .....	<u>X</u>	_____	_____
f. Natural characteristics .....	<u>X</u>	_____	_____
g. Signs – location and lighting .....	_____	_____	<u>X</u>
h. Buildings .....	<u>X</u>	_____	_____
4. Sketch building elevations .....	<u>X</u>	_____	_____
5. A narrative providing:			
a. Objectives of the proposal .....	<u>X</u>	_____	_____
b. Number of acres allotted to each proposed use, and gross area in buildings, structures, parking, public and/or private streets and drives, and open spaces .....	<u>X</u>	_____	_____
c. Dwelling unit densities by type .....	_____	_____	<u>X</u>
d. Proposed method of providing sewer and water service, as well as other public and private utilities .....	<u>X</u>	_____	_____
e. Proposed method of providing storm drainage .....	<u>X</u>	_____	_____
f. Proposed method of revegetating open land areas, both pre-existing and newly created, to a stable condition .....	_____	_____	<u>X</u>
6. Is the content of the site plan acceptable in relation to the size and complexity of the project? <u>X</u> Yes _____ No			
If no, what additional information is needed?			

Review performed by Linda Anderson Date 9-20-2016

SITE PLAN REVIEW FORM  
ZONING ADMINISTRATOR/PLANNING CONSULTANT

ZONING ORDINANCE COMPLIANCE

Project name, if any Burnett Duplex

Project location 132 Northshore Dr

Brief project description Construct new duplex on vacant lot in the RM-1 zone

	<u>Requirement</u>	<u>Proposal</u>
Use Regulations .....	<u>Attached dwellings</u>	<u>Residential duplex</u>
Comments	_____	

Lot Area .....	<u>8712 sq feet</u>	<u>8712 sq feet</u>
Comments	_____	

Lot Width .....	<u>66'</u>	<u>66'</u>
Comments	_____	

Lot Area Coverage .....	<u>30%</u>	<u>30%</u>
Comments	_____	

Front Yard .....	<u>25'</u>	<u>25'</u>
Comments	_____	

Side Yards .....	<u>12'</u>	<u>12'</u>
Comments	_____	

Rear Yard .....	<u>25'</u>	<u>25'</u>
Comments	_____	

Height .....	<u>35'</u>	<u>35'</u>
Comments	_____	

Off-Street Parking .....	<u>3</u>	<u>3</u>
Comments	<u>TWO FOR THE FIRST 3 BEDROOMS PLUS ONE FOR THE FOURTH BEDROOM = 3 FOR EACH UNIT EQUALS 6 TOTAL SPACES. SPACES NEED TO BE IDENTIFIED BY UNIT</u>	

Rezoning needed? NO

Special Use Permit needed? NO

Variances needed? NO

Is the proposed project, as represented on the submitted site plan, in compliance with all applicable provisions of the zoning ordinance?  Yes  No If no, explain:

See staff report

Review performed by Linda Anderson Date 9-20-2016

9/16/16

Linda Anderson, Zoning Administrator

City of South Haven

529 Phoenix Street

South Haven, MI 49090

Dear Linda, and Planning Commission Members,

Having watched the September 8<sup>th</sup> Planning Commission Meeting, we wish to express our concerns with respect to the anticipated construction project at 132 North Shore Drive. We sat amazed as one speaker after another approached the podium and condemned the building site proposal. This condemnation, even on a meeting night when the chairman initially stated that the Planning Commission's review of the site plans was to be postponed until the next meeting, is appalling. The owner of the adjacent (north side) Bed and Breakfast Inn and those affiliated with the adjacent (south side) condominiums spoke negatively against the proposed building initiative.

Mike and Julia Burnett over the last half decade have restored a neglected property at 77 North Shore Drive and built a new housing unit at 95 North Shore Drive. In addition, both properties have been nicely landscaped to include borders that ensure privacy. The former property at 132 North Shore Drive was a dilapidated eyesore and neglected building that stood idle for many years. They plan to build and landscape at 132 to the same caliber as they did at 77 and 95.

These properties have greatly increased tax revenue to the City of South Haven and improved the overall appearance of the neighborhood. These are not any more "party houses" than all the rentals down by the public North Beach. The only difference is that these larger homes allow for larger families to enjoy their time together under one roof.

After acquiring their first property, they discovered that they were turning people away who needed housing for large families like our own.

Please take our thoughts as expressed here into consideration and pass them on to the members of the Planning Commission, thank you.

Sincerely,

Paul R. Loconto

Priscilla A. Loconto

4300 Manitou Drive

Okemos, MI 48864