

Planning Commission Zoning Subcommittee

Meeting Minutes

Thursday, October 13, 2016
10:00 a.m. Conference Room B



City of South Haven

Present: Planning Commission members Heinig, Fries, Peterson, Loafman and Stimson. Also present was the Zoning Administrator Linda Anderson, Assistant City Manager Kate Hosier, City Engineer Larry Halberstadt, and a Landscape Architect consultant from Abonmarche Inc., Kathy Burzak.

The meeting was called in order to discuss the required landscaping for the proposed development at 132 Northshore Drive. At their October 6, 2016 meeting, the Planning Commission approved the site plan for the house with the stipulation that the zoning administrator and city engineer approve the proposed landscaping and fencing for buffering and screening. Additional individuals with knowledge of the project were brought in to help with this issue. The applicant had submitted a proposed plan prior to the meeting.

During the meeting the group decided that fencing and landscaping should be installed along the south and east lot lines and landscaping only (i.e., no additional fencing) along the north property line. The city engineer determined that a 2-foot planting row along the existing fence would still allow for vehicle maneuvering. The landscaping in front is optional but should not be allowed to grow higher than 3 feet if installed. For the north property line the landscape architect suggested that narrow and upright ornamental grasses and arborvitae would likely be the best choices but to avoid Blue Dune Grass (now listed as an invasive species in Michigan) or climbing vines such as Trumpet Vines. The group also asked that the applicant space and chose planting designed to remain on the property and not spread to neighboring lands.

Meeting adjourned at 10:40 a.m.

There was no date set for the next subcommittee meeting.

Respectfully submitted,
Linda Anderson