

# Planning Commission

## Regular Meeting Agenda

Thursday, August 1, 2013  
7:00 p.m., Council Chambers



1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes – June 6 and June 20, 2013
5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda
6. New Business

### **SITE PLAN REVIEW**

**St. Basil's Church statue** – St. Basil's church requests permission to place a statue on the lake side of their property between the church and the lake bluff edge. The property is located at 513 Monroe Boulevard.

7. Commissioner Comments
8. 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 Clerk. Individuals with disabilities requiring services should contact the City Clerk by writing or calling South Haven City Hall at (269) 637-0700.



## Agenda Item #6 Site Plan Review

City of South Haven

**Background Information:** St. Basil's Church has requested permission to place a statue on their property located across from their church at 513 Monroe Blvd. Details of the proposed location and statue are included in this packet. It has been determined by staff that the proposed statue is considered an accessory structure to the principal use of the property.

The zoning ordinance states that the front yard of a waterfront lot shall be open and unobscured with some exceptions which may be approved by the planning commission through site plan review. The ordinance reads as follows:

### **SECTION 1724. WATERFRONT LOT REGULATIONS**

1. *A waterfront lot shall maintain the yard on the water side of the primary structure as an open un-obscured yard from the water's edge to the nearest wall of the primary structure. This yard may have a covered and/or uncovered boat well, stairway, walkway, or other recreational structure, after review and approval of a site plan by the Planning Commission. Fences in this yard shall not exceed four (4) feet in height, measured from the surface of the ground adjacent to the fence. Accessory buildings and structures shall be permitted in this yard when located no further than fifteen (15) feet from the nearest wall of the primary structure.*

*Accessory buildings and structures shall be permitted in the yard between the abutting street right-of-way and the primary structure, providing the setback required in the specific District is met for the accessory structures or a minimum of fifteen (15) feet from the right-of-way, whichever is more restrictive, is met.*

Although the proposed statue may or may not be considered specifically a recreational structure, it is a structure and is accessory to the main use. It is also proposed for more than fifteen (15) from the main wall of the primary building.

### **Recommendation:**

Staff recommends that the planning commission members visit the site and consider impacts to abutting properties. Although it is not the purpose of the zoning ordinance to protect the view of the lake, it would be wise to acknowledge the intrusion this may create for certain neighbors and include that discussion in the minutes. It is also advised that the members recognize the applicant in this case and discuss the uniqueness of the situation.

If the statue is approved, it should be contingent on the city engineer's review of the effect of the structure on the bluff. It may require some relocation as a result of that review.

**Support Material:**

Completed application w/attachments

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

DO NOT PAY FEE WITH SUBMITTAL OF THIS PERMIT APPLICATION  
PAY FULL AMOUNT OF FEE DUE WHEN ISSUED PERMIT IS PICKED UP

Project Address: 513 Monroe Blvd (LAWN ACROSS (W) OF ST. BASILS)  
Applicant: MATRIX CONSTRUCTION, INC Property Owner: ST. BASILS CATHOLIC  
Appl. Address: 59 COMMERCE SW Owner Address: 94 Superior St  
GRAND RAPIDS, MI 49503 So. Haven, MI 49090  
Applicant Phone: 616-291-5803 Owner Phone: 269-637-3529  
Current Use of Property: VACANT LAWN Zoning District of Property: \_\_\_\_\_  
Project Description: INSTALL 6' STATUE ON 30" PEDESTAL

Contractor: MATRIX CONSTRUCTION, INC License No.: 2102150238 Exp. Date: 5/31/14  
Liability Carrier: Michigan Insurance Company Fed Id or S.S.: 38-3446114  
Total Value of Construction (All Materials & Labor for this Permit Only): \$5,000.

Yes \_\_\_ No  Property is subject to an association. (If yes, attach a letter of approval from said association)

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.

**AFFADAVIT:** 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, and that I understand 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, which 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.

APPLICANT'S SIGNATURE: Todd Noedhan DATE: 7.23.13  
CONTRACTOR OWNER

All contractors must be registered with the City of South Haven before a building permit may be issued.

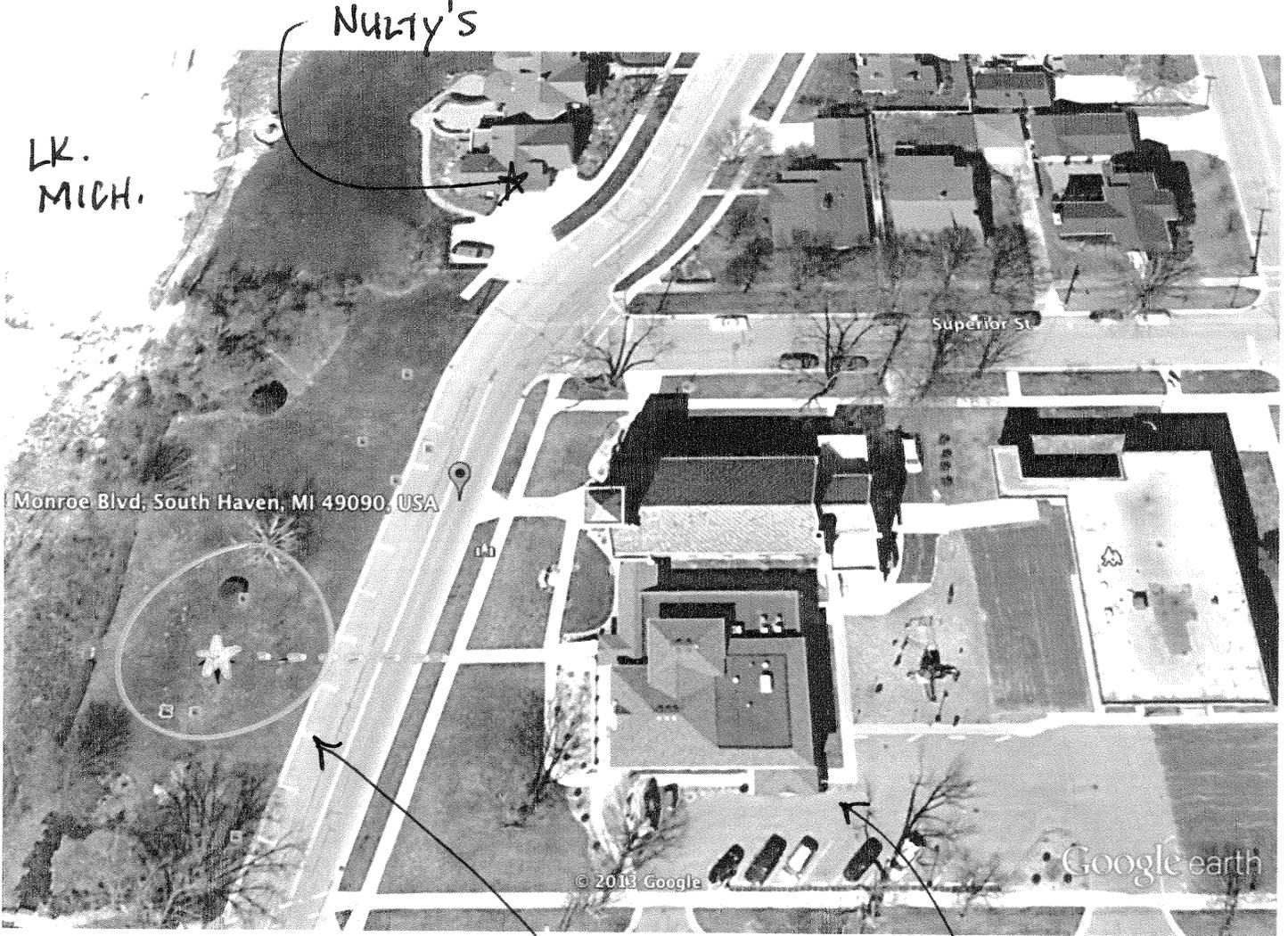
For new single family dwellings, a completed New Single Family Home Submittal Requirements application form must be attached.

For any work involving a change to the footprint of a structure, a drawing must be included with the following:

1. SHOW PROPERTY LINES AND DIMENSIONS OF LOT
2. SHOW ALL STRUCTURES ON PROPERTY
3. SHOW DISTANCES FROM STRUCTURES TO PROPERTY LINES
4. SHOW DISTANCES BETWEEN BUILDINGS
5. SHOW STREETS AND EASEMENTS
6. SHOW ANY UTILITIES NEAR CONSTRUCTION AREA

The submittal of accurate drawings results in faster permit application processing. A survey or professional drawing of the property may be required if the proposed work is at or within 3 ft. of a property line, or it is determined to be needed by the Zoning Administrator or Building Official.

**IMPORTANT: THIS BUILDING PERMIT APPLICATION IS NOT A PERMIT. A PERMIT MUST BE ISSUED AND PICKED UP FROM CITY HALL BEFORE ANY WORK IS BEGUN.**



NUITY'S

LK.  
MICH.

Superior St

Monroe Blvd, South Haven, MI 49090, USA

© 2013 Google

Google earth

Google earth

feet  
meters

200

70



STATUE LOCATION

ST. BASILS

# STATUE AT ST. BASILS

7.23.13

