

Planning Commission

Regular Meeting Minutes Thursday, March 5, 2015 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, Peterson, Smith, Stimson, Webb, Paull
Absent: Miles, Wall

Motion by Heinig, second by Smith to excuse Miles and Wall.

All in favor. Motion carried.

3. Approval of Agenda

Motion by Smith, second by Heinig to approve the March 5, 2015 regular meeting agenda as presented.

All in favor. Motion carried.

4. Approval of Minutes – January 15, 2015

Motion by Heinig, second by Frost to approve the January 15, 2015 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 Hearing

Joe Wiltgen requests a special use permit to construct a planned shopping center on his property at 330 Blue Star Highway. The special use permit is necessary because the applicant intends to construct a single building with more than two (2) individual commercial units.

Paull explained that this application is incomplete, missing information needed to make a decision and premature in submittal. He stated that there was enough information, according to rules and procedures, to conduct the public hearing.

Motion by Heinig, second by Smith, to open the public hearing.

All in favor. Motion carried.

Linda Anderson, Planning and Zoning Administrator: Did find a number of things missing; the applicant will need variances, one (1) for each side; the city engineer found a number of things which need to be added or changed. The city engineer, the applicant and Anderson will be meeting on Monday to be sure the applicant understands what needs to be done after which the applicant will return to the commission.

Joe Wiltgen, 519 Virginia Avenue, South Haven: Indicated that he wants to construct a strip mall one hundred thirty feet (130') wide and fifty feet (50') deep in the location of the existing car wash.

Paull indicated that the applicant is aware that a building of this size is too big for the site to which Wiltgen responded the site used to be big enough, but not with the overlay zone, that is why he is going for a variance.

Owen Ridley, 309 Jones Ave, South Haven: Lives in the same block as the car wash; has been a resident for nineteen (19) years; looking forward to having that strip mall in the area. Ridley remarked that there have been complaints with loud music, people backing their cars out, vacuums running, etc. with the car wash. Ridley noted that he chose to move there, knowing the car wash is there, but a change of scenery is looked forward to. Spoke with some of the neighbors and his wife; have not spoken to anyone who had negative opinions. Thanked the commission for their consideration.

Discussion between Chairman Paull and Anderson regarding closing or continuing the public hearing. Paull asked the pleasure of the commission.

Motion by Webb, second by Heinig to continue the public hearing.

All in favor. Motion carried.

Heinig likes the concept, thinks it is a great location but there are so many unanswered questions. "Let's get some of the issues settled; having done that we can take a second look at this."

Smith agrees that there are too many unanswered variables; good concept. "Button it up."

7. Site Plan Review

Joe Wiltgen is seeking site plan approval for a new commercial building proposed for 330 Blue Star Highway.

Anderson informed the commission that this is the site plan review for the same project. The issues she and the engineer have are too many to make even a conditional approval. Anderson advised that the commission table this review until the applicant brings things back and they can address both issues at one time.

The item is tabled.

8. Commissioner Comments

Peterson: No comment.

Stimson: Winter could be over.

Frost: Congratulations to the varsity girls' basketball team who won ten (10) games this year.

Smith: As we look at this project, could we take a careful eye with the lighting, because we approved a car lot and I am still upset with the amount of light that project spews into the neighborhood.

Anderson explained that while applicants often provide specifications and other information from the manufacturer, we need to ask for the photometric which shows what the lighting will be; indicates how far the light spread beyond the fixture. According to the ordinance, not only can the light not go up but it also is not to go off the property.

Heinig: Requested an update for the commission on activities of Monroe Park area sub-committee.

Anderson said the subcommittee has been working on the R1-C zoning district which is Monroe Park. The lots are very small; houses are very close together; there are issues with run-off and concerns with the safety of getting emergency vehicles in there. The sub-committee will be looking at the solutions we could consider regarding impervious surfaces and the amount of setback required currently. The sub-committee has met twice and will be meeting soon with Fire Marshall and Building Inspector. "We will also be walking the area and making sure everything we are doing will be helpful to that area." Anderson indicated that recommendations will have to go to Planning Commission; a public hearing will be held in the summer when most people are here, and then to City Council.

Webb: No comment.

9. Adjourn

Motion by Heinig, second by Stimson to adjourn at 7:15 p.m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,
Marsha Ransom, Recording Secretary