

Planning Commission

Workshop Meeting Minutes

Thursday, November 1, 2012
5:30 p.m., Council Chambers



1. Call to Order by Chair Brunvand at 5:30 pm.

2. Roll Call

Present: Brunvand, Paull, Frost, Kozlik-Wall, Soukup, Miles, Bugge and Heinig
Absent: Smith (excused)

3. There was no public comment

4. Discussion of M-43/I-196 Corridor Zoning Overlay – Bob Petko, Progressive Eng.

Petko gave an overview of corridor planning and zoning and discussed specific issues and opportunities found along the M-43/I-196 Business Loop. Extended discussion occurred concerning the different character areas along the corridor and specific needs of each area.

It is expected that draft documents and graphics will be sent to the planning commissioners after the first of the year.

5. Meeting adjourned at 6:50 pm.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary

Planning Commission

Regular Meeting Minutes

Thursday, November 1, 2012
7:00 p.m., Council Chambers



City of South Haven

1. Call to Order by Brunvand at 7 pm

2. Roll Call

Present: Bugge, Frost, Heinig, Miles, Paull, Soukup, Wall, Brunvand
Absent: Smith (excused)

3. Approval of Agenda

Motion by Bugge, second by Wall to approve the agenda as submitted.
All in favor. Motion carried.

4. Approval of Minutes – October 4, 2012

Motion by Bugge, second by Wall to approve the October 4, 2012 minutes as written.

5. Interested Citizens in the Audience Will be Heard on Items Not on the Agenda

There were none.

6. Presentation and discussion of the proposed Recreation Plan – Brandy Gildea, Parks and Recreation Supervisor

Anderson explained the state requirements concerning local recreation plans and how they may be used by local governments to develop and improve park and recreation facilities. The state of Michigan requires that a community have an updated recreation plan filed with them every five (5) years. This document is a joint project between South Haven city and township, the South Haven Public Schools and the South Haven Area Recreation Authority (SHARA).

Gildea explained that the plan is required to be goal and health oriented.

Brunvand asked what was new in this draft plan. Gildea noted the updated census figures are included. The previous plan, adopted in 2008, was a complete makeover from the earlier plans so this is actually more of an update. As the plan is drafted, Gildea will constantly update the document as it appears on the city website.

Anderson asked what Gildea is looking for from the planning commission at this time. Gildea explained that this meeting is intended to obtain initial feedback from the planning commission. Gildea noted that there have been notices on the city website and in the newspaper inviting public comment. The draft document will need to be made available to the public for at least thirty (30) days before it can proceed to the Parks Commission for preliminary approval.

Bugge asked if there has been a solicitation to the public. Gildea said this meeting is part of the reaching out to the public. Brunvand commented on Elkenburg Park. Miles asked if the SHARP Park was a community endeavor where the city asked for help from the public. The township does not have a Parks Commission. Bugge pointed out that the city part of the plan does not mention that this sort of thing has to come before the Planning Commission which Bugge believes it should.

Wall and Soukup expressed their inability to make any comments or recommendation on this draft without all the sections completed. Soukup added that the recreation plan should reference and borrow from the Master Plan wherever possible. Wall suggested that Gildea talk with Anderson and “pick her brain”.

Brunvand asked members to provide any feedback they may have at this time. Soukup said she needs to see the completed draft document before she can give constructive feedback. Wall agreed saying that the capital improvements schedule is so incomplete that she cannot begin to give overall comments at this time.

Miles noted that the school district has a new superintendent and they may be looking at a bond issue in the next couple of years. He wondered if that could affect any of the projects included in the plan. He also asked about any plans for the former armory property. Gildea noted that the school has sent their section of the plan and that is now on the website.

Brunvand pointed out that parks are a tremendous asset to the city. Saving or obtaining additional access along the lake for public use should be a high priority. He added that he hopes the city can reach agreement with the schools regarding Packard Park. He was also pleased to see the accessibility issues addressed in the plan. He also commented favorably on the South Beach improvements and was pleased that the Planning Commission was able to give input on that project. He suggested having large wheeled chairs available at concession stands for people to use. Gildea said the city is in the process of purchasing the Monroe property.

Brunvand commented on the armory site and the SHARP Park. He thinks that the armory site is where the soccer fields should be located. Brunvand is concerned that the SHARP Park will not get adequate funding because of the inaccessibility of the location.

Brunvand also commented favorably on the plan itself, mentioning several areas that were brought into the plan. Wall gave kudos to Gildea for her department’s help in the cleaning of the bluff area.

Bugge mentioned the Black River and its turbidity and sedimentation. She spoke of the difficulty of getting boats in and out.

Bugge said that the draft plan should provide a clearer explanation of what SHARP and SHARA are and why they were formed.

Bugge pointed out that under the school section it mentions the high school pool as the only one in the city but the Wellness Center has a pool that is available to at least some of the community.

The plan discussed the possibility of a “splash pad” at Riverfront Park. Could that be further explained in the plan? Wall explained that the document is still in the planning stages and part of a grant the city is working on. Gildea explained that many of the listed projects are proposed as possibilities. Gildea mentioned that things can happen despite not being in there, but staff tries to put as many ideas in the plan as possible because there may be a grant available.

Bugge brought up the public input aspect again and Gildea noted that the park commissioners are asked to talk to the public and invite people to their meetings. Gildea noted that she sent out one hundred (100) letters to residents in the area of the Optimist Tot Lot inviting them to come to the next meeting to discuss the possibility of fencing that park for added safety.

Bugge said the duality of the ownership of Packard Park is not mentioned. Wall explained that there are a number of issues involved both legally and financially with that matter at this time. Gildea noted that Packard Park is mentioned in the inventory.

Brunvand spoke regarding user fees. There is nothing in the system or recreation plan for a reservation system. Gildea said it is something that staff may consider again. Gildea calls it the “unguaranteed reservation” system. Brunvand added that the pavilion is an asset.

Gildea will continue to update the website. Bugge suggested that when there is a major update let Anderson, Zoning and Planning Administrator, know so the Planning Commission may be updated.

7. Commissioner Comments

Paull spoke about some draft changes he and staff made to the Zoning Ordinance as a result of a couple of recent Zoning Board of Appeals cases. He asked that other planning commissioners look carefully at what is proposed when the completed draft is made available to members.

8. Adjournment

Motion by Miles, second by Frost to adjourn at 8:03 p.m.
All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary

