



## **VAN BUREN COUNTY PLANNING COMMISSION**

219 E. Paw Paw Street, Suite 201, Paw Paw, MI 49079

Telephone (269) 657-8253 Fax (269) 657-0579

February 25, 2026 - 6:30 pm

### **Annual Meeting Agenda**

- 1. Call to Order & Attendance**
- 2. Approval of Agenda**
- 3. Approval of Minutes of November 19, 2025**
- 4. Public Comment**
- 5. Reports**
  - a. County Board of Commission (BOC)
  - b. Land Preservation Board (LPB)
  - c. Southwest Michigan Planning Commission (SWMPC)
  - d. Local Visits
  - e. Staff
- 6. Election of Officers**
  - a. Nomination and Election of Chairperson
  - b. Nomination and Election of Vice-Chairperson
  - c. Appointment of Secretary
  - d. Establish 2026 Meeting Schedule
- 7. Unfinished Business**
  - a. By-Law Changes
- 8. New Business**
  - a. South Haven Charter Township Zoning Test and Map Amendment for vacant land.
  - b. [Arlington Township Draft Master Plan](#)
- 9. Adjournment**

**Next Meeting: March 25, 2026, at 6:30 pm**

## Van Buren County Planning Commission

57418 CR 681, Hartford, MI 49057

November 19, 2025 – 6:30 p.m.

### Meeting Minutes

1. **Call to Order and Attendance:** The meeting was called to order at 6:32 p.m. by Chair Alyssa Hosbein. **Present:** Scott Cedarquist, Jan Petersen, Tom Motycka, Will Pugsley, Barbara Rose, Nick Carlson and Alyssa Hosbein **Absent:** Tony Hemenway and Kurt Doroh **Others Present:** Lisa Ransler, staff
2. **Approval of Agenda:** Motycka, supported by Pugsley, made a motion to approve the November 19, 2025, agenda. Motion carried unanimously.
3. **Approval of Minutes:** Petersen, supported by Hosbein, made a motion to approve August 27, 2025 meeting minutes. Motion carried unanimously.
4. **Public Comment:** None.
5. **Reports**
  - a) **Board of Commissioners Liaison Report:** The commission approved the recommended PA 116 applications and is working with the Paw Paw DDA for a Holiday Celebration. Snow removal bids were approved and several vehicles were purchased.
  - b) **Land Preservation Board (LPB):** No meeting.
  - c) **Southwest Michigan Planning Commission (SWMPC):** No report.
  - d) **Local Visits:** Covert Township is working on a Master Plan Revision. Concern was shared regarding Palisades opening on time with Environmental Groups challenging.
  - e) **Staff Report:** Staff reported that the State Legislature is considering revisions for PA 288 (Land Division Act) that would increase the number of allowable land divisions from the first 10 acres. The changes provide landowners and local units with more flexibility, particularly for housing and family land splits, while still allowing communities to manage divisions through local ordinances, helping to address housing and development pressures. It also could increase parcel fragmentation, especially in agricultural areas, leaving long-term challenges for access/infrastructure and farmland preservation.
6. **Old Business:** None.
7. **New Business**
  - a) **Antwerp Twp Zoning Text Amendment - Signs in Residential Districts for Agricultural Use:** Antwerp Township is requesting concurrence on a zoning text amendment that would allow ground and wall signs for **agricultural uses** located within residential zoning districts

(AG, R-1, R-2, and R-3). The amendment corrects an unintended exclusion in the current ordinance, which only permits signs for non-residential, non-agricultural uses, thereby excluding commercial farms. The Township Planning Commission held a public hearing on November 5, 2025, approved the amendment unanimously, and received no public comment.

Cedarquist, supported by Motycka, made a motion to concur with the Antwerp Township Planning Commission zoning text amendment. Motion carried unanimously.

- b) Planning Commission Membership reduction from 11 to 9:** Staff presented a proposed bylaw amendment to reduce membership from 11 to 9 members, and the amendment process - beginning with discussion and feedback at this meeting, followed by first and second readings at subsequent meetings before forwarding a recommendation to the Board of Commissioners for final approval. The change is authorized under the Michigan Planning Enabling Act and is intended to address ongoing quorum challenges caused by vacancies.
- c) 2026 Meeting Dates and Times:** The Commission will discuss this at their next meeting.

**8. Adjournment:** The meeting was adjourned at 7:01 p.m.



## VAN BUREN COUNTY PLANNING COMMISSION 2026 MEETING SCHEDULE

Regular meetings of the Van Buren County Planning Commission will be held at **6:30 PM** in the **Donald Hanson Board of Commission Chambers, Second Floor, 219 E. Paw Paw Street, Paw Paw, MI 49079** on the following dates:

- **January 28, 2026** (4<sup>th</sup> Wednesday)
- **February 25, 2026** (4<sup>th</sup> Wednesday)
- **March 25, 2026** (4<sup>th</sup> Wednesday)
- **April 22, 2026** (4<sup>th</sup> Wednesday)
- **May 27, 2026** (4<sup>th</sup> Wednesday)
- **June 24, 2026** (4<sup>th</sup> Wednesday)
- **July 22, 2026** (4<sup>th</sup> Wednesday)
- **August 26, 2026** (4<sup>th</sup> Wednesday)
- **September 23, 2026** (4<sup>th</sup> Wednesday)
- **October 28, 2026** (4<sup>th</sup> Wednesday)
- **November 18, 2026** (3<sup>rd</sup> Wednesday)
- **December 16, 2026** (3<sup>rd</sup> Wednesday)

**Public Participation & Accessibility Notice:** Meetings are open to the public in compliance with the Michigan Open Meetings Act. Van Buren County will provide reasonable auxiliary aids and services, such as sign language interpreters or audio recordings of printed materials, for individuals with disabilities upon request. Requests must be made at least **four (4) business days** before the meeting.

For assistance or more information, contact the **Van Buren County Community Services Department** at **(269) 657-8200 x1073**.

Meeting dates are subject to change based on scheduling needs or unforeseen circumstances. Any changes will be posted on the **Van Buren County website** and communicated as required.

# Van Buren County Planning Commission

Revised Bylaws effective this 10th day of April, 2025,  
as approved by the Van Buren County Commission

## Article I – Name

The name of this Commission shall be the Van Buren County Planning Commission, hereby referred to as the Commission. This Commission was created by resolution of the Van Buren County Board of Supervisors passed on August 12, 1968, in accordance with the Michigan Planning Enabling Act, Act 33 of 2008, MCL 125.3801 et seq.

## Article II – Object

Section 1: The general purpose of the Commission is to plan for integrated county conservation and development to serve the needs and general welfare of the residents of this county in accordance with the Michigan Planning Enabling Act, Act 33 of 2008. The Commission also provides guidance and leadership on issues brought before it to enhance the community and county services.

Section 2: The Commission shall have all the powers, authority, obligations, and duties conferred or imposed upon it by the Michigan Planning Enabling Act, Act 33 of 2008, as amended.

## Article III – Members

Section 1: The Commission shall consist of up to ~~11~~ 9 members, with one member being a representative of the Van Buren County Board of Commissioners. Members will represent all geographical areas of the county and possess qualifications that benefit the Committee.

Section 2: Members shall be appointed by the Van Buren County Board of Commissioners, with the Planning Commission providing recommendations prior to appointments being made.

Section 3: The regular term of office shall be three years. Initial appointments shall be staggered to ensure continuity. In the event of a vacancy, the County Board of Commissioners will appoint a new member to complete the unexpired term. Members may be removed by the County Board of Commissioners for nonperformance of duty or misconduct, following due process.

Section 4: Members may be re-appointed to the Commission.

Section 5: Members of the Commission shall receive compensation and mileage as specified by the County Board of Commissioners. All members of the Commission shall be reimbursed for actual, reasonable, and necessary expenses incurred in the discharge of their duties.

Section 6: Members of the Commission shall not simultaneously serve in any other public position that would constitute a conflict of interest or be considered incompatible under state law, including the Michigan Incompatible Public Offices Act (MCL 15.181 et seq.).

Section 7: If any member fails to attend three (3) consecutive regularly scheduled meetings of the Commission, without approval of the chairperson, a vacancy shall exist and an appointment shall be made by the Board of Commissioners as soon as possible.

## Article IV – Officers

Section 1: The officers of the Planning Commission shall be elected by the members of the Commission at their regular annual meeting. If the election of officers is not held at such meeting, the election shall be held as soon thereafter as conveniently possible.

Section 2: The Commission shall elect a Chairperson and Vice-Chairperson from its appointed members and shall appoint a Secretary and create and fill such other offices as it may determine necessary.

Section 3: The Chairperson shall preside at all meetings, appoint committees as needed subject to the approval of the Planning Commission, and perform such duties as may be delegated by the Planning Commission.

Section 4: The Chairperson shall be the official spokesperson for the Commission on policy matters. Section 5: The Vice-Chairperson shall preside in the absence of the Chairperson.

Section 6: The Secretary of the Planning Commission shall be a designated Van Buren County staff person and may not be a voting member of the Commission.

Section 7: ~~The Chairperson shall appoint a nominating committee for the selection of officers at the December meeting. The recommendation of officers from that committee will be voted on at the regular annual meeting.~~ *The Chairperson shall appoint a nominating committee for the selection of officers in advance of the regular annual meeting. The nominating committee shall present its recommendations at the regular annual meeting. Additional nominations may be made from the floor prior to the vote.*

## Article V – Duties of Planning Commission Designated Staff

The Planning Commission shall be supported by County staff designated to assist the Commission in carrying out its duties.

Section 1: The ~~Director~~ **Planning Commission designated staff** shall be responsible for all technical studies, investigations, surveys, reports, and recommendations authorized or prepared on behalf of the Commission.

Section 2: The ~~Director~~ **Planning Commission designated staff** shall report monthly on the status of planning issues handled by the office.

Section 3: The ~~Director~~ **Planning Commission designated staff** shall maintain the records of the Commission's actions, minutes, receipts, and disbursements. All official records shall be kept on file in the Community Services Office.

Section 4: The ~~Director~~ **Planning Commission designated staff** shall prepare the annual budget for the Commission's consideration and administer and maintain the budget as reviewed by the Planning Commission Chairperson and approved by the Commission.

Section 5: The ~~Director~~ **Planning Commission designated staff** shall be responsible for the day-to-day conduct and administration of the Commission's business and staff, including work assignments and other necessary administrative duties.

Section 6: If the Commission makes disbursements from funds under its control, all checks, drafts, and orders for payment of money shall be handled by the ~~Director or other designee~~ **Planning Commission designated staff** with prior review and approval by the Commission.

## **Article VI – Meetings**

Section 1: Regular meetings shall be held on the 4th Wednesday of each month, commencing at a regular time set at the annual meeting. November and December meetings shall be held on the 3rd Wednesday of the month and shall be convened at a time set at the annual meeting or as set by the Chairperson.

Section 2: The regular annual meeting shall take place in January or as set by the Chairperson.

Section 3: Special meetings may be called by the Chair or Vice-Chairperson, or by three or more members of the Commission, at such time and place as deemed necessary after proper notice. Notices of special meetings, together with an agenda and purpose, shall be given to members not later than 24 hours preceding such meeting.

Section 4: All meetings for the taking of official action shall be open to the public. The Commission may meet in executive session upon affirmative vote of a majority of a quorum.

Section 5: A majority of the members in office constitutes a quorum for the transaction of business. A majority vote of the members present at a meeting shall constitute the action of the Commission, unless a larger majority is required by statute or elsewhere in these bylaws.

## **Article VII – Executive Committee Roles and Authority**

Section 1: The Executive Committee of the Planning Commission shall consist of the Chairperson, Vice-Chairperson, and Secretary. The Executive Committee shall not take action on matters requiring a public hearing or formal vote of the full Planning Commission unless such authority has been expressly delegated. The Executive Committee is authorized to act on behalf of the full Planning Commission between regular meetings in matters that are:

- Administrative in nature;
- Time-sensitive and necessary to continue the orderly conduct of Planning Commission business;
- Previously authorized by resolution of the full Planning Commission.

Section 2: The Executive Committee shall not make final decisions or enter into any contract, agreement, or conveyance that binds the County, unless such authority has been expressly delegated by the County Board of Commissioners.

Section 3: Any actions taken by the Executive Committee shall be reported to the full Planning Commission at the next regular meeting and included in the official minutes.

## **Article VIII – Committees**

Standing and special committees shall be authorized by the Commission and appointed by the Chairperson as necessary, subject to the approval of the Commission.

## **Article IX – Parliamentary Authority**

The rules contained in the current edition of Robert’s Rules of Order Newly Revised shall govern this Commission in all cases to which they are applicable and in which they are not inconsistent with these bylaws and any special rules of order that the Commission may adopt.

## **Article X – Amendments**

Section 1: Recommendations for changes to these bylaws can be made at any regular meeting by a majority vote of the members of the Planning Commission, provided the proposed changes have been read at a preceding meeting.

Section 2: The County Board of Commissioners must approve all amendments to these bylaws.

**CHARTER TOWNSHIP OF SOUTH HAVEN**

VAN BUREN COUNTY, MICHIGAN  
09761 BLUE STAR MEMORIAL HIGHWAY  
SOUTH HAVEN MICHIGAN 49090  
TELEPHONE 269-637-3305 FAX 269-637-6250  
[shtwp.zoninga@gmail.com](mailto:shtwp.zoninga@gmail.com)

Zoning Department 111 Grand Street Allegan MI 49010 1-800-626-5964

January 8, 2026

Van Buren County Planning Commission  
219 Paw Paw Street Suite 302  
Paw Paw Michigan 49079

*Sent via email:* [PlanningCommission@vanburencountymi.gov](mailto:PlanningCommission@vanburencountymi.gov)

RE: Proposed rezoning(s) South Haven Charter Township Zoning Ordinance  
30 Day Review Period

To Whom It May Concern:

Enclosed please find: proposed Rezone, PUD (Medium Density Residential to Multi-Family Residential) vacant land 73<sup>rd</sup> Street 80-17-014-039-20/25/30 (includes 3 parcels) for South Haven Charter Township and meeting minutes. The Planning Commission's public hearing was held on December 3, 2025.

If you have any questions, feel free contact me at 1-800-626-5964.

Sincerely:



Tasha Smalley  
South Haven Charter Township  
Zoning Administrator

Cc: South Haven Township -PC chairperson, clerk, supervisor

**SOUTH HAVEN CHARTER TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

Wednesday, December 3, 2025

Approved January 7, 2026

**Workshop meeting 5p**

Brad Kotrba, Williams and Works – ZO update

Reviewed new article 21 non-conform, Art 22 ZBA, Art 23 Administration

**Regular meeting**

**1) Call to Order: 7:00 PM**

**2) Role Call:**

Tippman - present

Kiry – present

Odland - present

Meyer – present

Poole – present

Dibble – absent – excused

Nicol – present

Zoning Administrator: Tasha Smalley

Audience:

Applicants

Township residents

**3) Approval of the Agenda**

Odland stated to move New Business a. Site Plan review up before public hearing. Motion by Poole to approve the agenda as amended, second by Tippman, 6-0 yes, motion passed.

**4) Approval of the Minutes**

Motion by Nicol to approve the minutes as presented, of November 5, 2025, second by Meyer, 6-0, yes motion passed.

**5) Public Comment non-agenda items - none**

**6) Communications / Correspondence - email receive Dave Wiatrowski regarding Kalamazoo area Battery Energy Storage Facility; neighbor concerns**

**New Business –**

- a. Site plan review 10336 Blue Star, 80-17-015-055-00, The Lodge, to construction approx. 30x40 addition to existing restaurant (storage and food prep space).

Smalley briefly went over the project. The restaurant has proposed to construct an addition 30x40 to add space for kitchen prep and storage. The existing garage will be removed. The addition will be along the front line of the building facing the road. No additional parking will be required and no parking will be eliminated. Brett, The Lodge, went over the project. The addition will help with kitchen space, it is very small; more prep area, dishwasher area, storage. Remove the garage outside. The outdoor patio area will be reconfigured.

No public comment  
No additional questions from PC

Motion made by grant to approve the revised site plan to construction an addition approx. 30x40 (prep space, dishwashing space, storage) not to include additional seating, second by Poole. No discussion. 6-0yes, motion passed.

## 7) Public Hearing

Owner, James Bard and Applicant Wallick (Graham Welling) have petitioned for Final PUD (Planned Unit Development) review to rezone the property (MFR) and construct 52 units (2-16 unit and 1-20 unit apartments) at V/L (*approx. 09000*) 73<sup>rd</sup> Ave 80-17-014-039-20/25/30-00; approx. 13 acres.

Smalley briefly went over the project: Final PUD; preliminary was Aug 2024; the plan has changed slightly but approximately same number of units; 2-16 unit buildings and 1-20 unit building, club house/office, and playground. Includes 3 parcels to be combined into one.

Graham Welling, Wallick presented a slide-show presentation. Went over who Wallick is and how long been in business, how many developments. Their general mission “opening doors to homes”. Introduced Jamauri Bogan, Bogan Development; will be doing the construction work and plans. Provided portfolio of past projects. Market study shows need for workforce housing; rent is based on income. Financed through housing tax credits MSHDA. MSHDA oversight for 45 years to make sure in compliance with strict rules. Went over the site plan, building layout, parking, club house. The change from preliminary to final was due to topography and storm water. The land and slopes created some challenge. Moved the club house and play area. Went over the traffic and parking study, done by Fleis and Vandenbrink. Study shows no need to add a turn lane or improve the road. The parking study shows does not need the required number of spaces per the ordinance (119), plan shows 89. The units will have own door and common breezeway. Clubhouse will have office, open area and kitchen for gatherings.

Tippman asked how do you find 1.7 cars? Concerned with the decrease when the property is large enough to accommodate the required parking. Mr. Welling stated do not want to over build the property, extra cost. Tippman stated per a recent meeting with the road commission, was told 4,000 cars per day; study states less.

Brad Watson, WBX Engineer, Bowde`, went over the property challenges; 2 wetland areas to work around, the topography to drain, drop off towards the highway using retaining walls and strategic grading. Geological soil test done, poor drainage so a larger retention is needed. Adding retention walls. Shallow sanitary sewer in the road, need gravity line to get to the road. There will be landscape to block lights, wetland plantings to help with filtration.

Myers asked if they thought two driveways would be necessary. Welling stated the study showed only one driveway is sufficient. Also asked if adding an lane for incoming traffic. Welling stated the traffic study did not require a deceleration lane.

Chairperson opened the public hearing, 8:00pm.

Rita Ferrell, 73<sup>rd</sup> St – lived in area 23years, the plow has destroyed mailbox. 55mph too fast. Fears walking across street to get mail. 73rs is a service road.

Laura Czerkies, 73<sup>rd</sup> St – I am a runner and cannot run on 73<sup>rd</sup> St, not safe to walk. The people in the development will want to walk too. The foot traffic is not safe.

Barrett Mills 73<sup>rd</sup> St – not anti-development, in favor of people doing what they want with their land. But the road is still a concern. I have seen so many accidents, broken wheels, rollovers, etc. Need a better

road, infrastructure. There will be more issues if the road is not fixed. This development is spot zoning. Lower the speed limit, stop adding things to street making it worse.

James Bard, Bailey St – need for housing. The speed should not be 55 mph. The road is a road commission issue not with housing.

Nick Stegman 66<sup>th</sup> St – this development could be thing to get the road fixed; the site plan was changed from preliminary to make the project more compact,

Chairperson closed the public hearing, 8:16pm.

## 8) New Business –

### b. review, discuss/decision – final PUD

#### Fact of Finding discussion

Section 16.09 The Planning Commission shall determine and shall provide evidence in its report to the Township Board to the effect that the application, site plan and supplementary informational materials submitted by the applicant meet the following standards:

- A. The proposed development shall conform to the Township Master Plan or any part thereof, or represents land use policy which, in the Planning Commission’s opinion, is a logical and acceptable change in the adopted Township Land Use Plan. – yes conforms, no issues, Tippman stated using a PUD to get around the rules of MDR.
- B. The proposed development shall conform to the intent and all regulations and standards of a “PUD” District.- Yes conforms, Tippman stated this is to circumvent the residential district
- C. The proposed development shall be adequately served by public facilities and services such as: highways, streets, sidewalks, street lights, police and fire protection, drainage courses, water and sanitary sewer facilities, refuse disposal; or that the persons or agencies responsible for the proposed development shall be able to properly provide such facilities and services. – concern for the road 73<sup>rd</sup> St, the road conditions have been discussed by the PC several times and with the road commission. Other Services are ok.
- D. Common open space, other common properties and facilities, individual properties, and all other elements of a “PUD” are so planned that they will achieve a unified open space and recreation area system, with open space and all other elements in appropriate locations, suitably related to each other, the site and surrounding lands. -Yes, the site plan is clustered, buildings are close to each other and approx. 7 acres will be open.
- E. The applicant shall have made provision to ensure that public and common areas will be or have been irrevocably committed for that purpose. Provisions shall have been made to provide for financing of improvements shown on the plan for open space and other common areas and facilities, and that proper maintenance of such improvements is ensured. -the funding received requires strict with maintenance of grounds and buildings. The developer has many complexes dating back with good standing.

- F. Traffic to, from, and within the site will not be hazardous or inconvenient to the project or to the surrounding area. In applying this standard, the Planning Commission shall consider, among other things, convenient routes for pedestrian traffic; relationship of the proposed project to main thoroughfares and street intersections; and the general character and intensity of the existing and potential development of the surrounding area. – 73<sup>rd</sup> traffic is a concern; not wide enough, speed too fast, no pedestrian walk area. The road commission is in charge of the road, not the planning commission. The PC has met with the road commission to tell them of the concerns of 73<sup>rd</sup> St. a lack of money to fix the road is the main issue.
- G. The mix of housing unit types and densities, and the mix of residential and non-residential uses shall be acceptable in terms of convenience, privacy, compatibility, and similar measures. -yes complies. Multi-unit housing
- H. The Planning Commission shall determine, where applicable, that noise, odor, lighting, or other external effects which are connected with the proposed use, will not adversely affect adjacent and surrounding area lands and uses. – the site plan shows retaining walls and screening from adjacent neighbors. Yes, complies.
- I. The proposed development shall create a minimum disturbance to natural features and land forms. – lot of engineering to work around the topography and drain issues, will disturb as least as possible. Yes, complies
- J. Streets shall follow topography, be properly spaced, and be located and aligned in accordance with the intended function of each street. The property shall have adequate access to public streets. The plans shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable. No new streets created, just 1 driveway and parking lot. Yes, complies

PC comments:

Kiry – can deceleration lane(s) be added? The road commission needs to be involved, 55 mph is too fast. Regulate the no thru truck, there are signs but not regulated.

Poole – The township needs funds for road repairs

Motion by Nicol to recommend approval to the Township Board for the proposed Planned Unit Development, rezone to multi-family with conditions: 1. All required permits/approvals are obtained: Federal, State, County, local, 2. Must comply with all the standards in the PUD ordinance (Article 16) 3. And strong concern for condition of 73<sup>rd</sup> St (resolution for Township Board); second by Kiry. No further discussion. Roll Call vote: Poole-Yes; Dibble-absent; Tippman-Yes; Odland-Yes; Nicol-Yes; Kiry-Yes; Meyer-Yes. 6-0yes, motion passed.

Resolution for Township Board: The Planning Commission expresses strong concern of 73<sup>rd</sup> Street. During multiple meetings for different projects 73<sup>rd</sup> St had been brought up as a concern. Please consider and discuss these with the Township Board and other appropriate agencies.

Possible solutions:

- Safety – traffic flow is too fast, speed limit lowered to 35MPH
- Pedestrian traffic – install sidewalk or wider shoulder for pedestrians
- Truck traffic – prohibit thru truck traffic, the signs posted are not per an enforcement ordinance
- Deceleration lanes – add decel lanes in high turning areas
- Slow traffic – add rumble strips at cross streets to slow traffic
- Improve road – rebuild road to handle to high volume of traffic

- c. 2026 meeting calendar – continue with same meeting day and time. 1<sup>st</sup> Wednesday at 7pm. Motion by Poole to approve the 2026 meeting calendar, 1<sup>st</sup> Wednesday of each month starting at 7pm, second by Nicol. No discussion. 6-0yes, motion passed.

**9) Unfinished Business - none**

**10) Staff & Subcommittee report**

- a. Board report – Poole – approved the budget
- b. Zoning Board of Appeals – 2 meetings Nov 6 and Nov 17

Nov 6<sup>th</sup> – 2 apps 1. Eric and Emily Austin variances to construct a covered front porch and a garage addition at 12688 Blue Star Hwy. Required front setback is 110ft centerline of Blue Star Hwy; garage addition request is for 8ft of relief (102ft from center line); covered front porch request is for 5ft of relief (105ft from center line). Requests were approved  
2. Phillip and Kandace VanReken variance to enclose an existing screen porch at 16626 77<sup>th</sup> St. Required side setback is 10ft; request is for 2ft 3 ½in of relief (to be 7ft 8 ½ in from property line). Requests were approved.

Nov 17 – 3 apps Cottage Home 1. 78006 20<sup>th</sup> Ave; House - Required front setback 35ft; request 15ft of relief (to be 20ft from front property line). Required rear setback is 50ft; request 14.5ft of relief (to be 35'6" from rear property line). Required side yard is 15ft; request 4.5ft of relief (to be 10'6" from west side property line). Detached garage – Required rear setback 15ft; request 1ft of relief (to be 14ft from rear property line). Requests were approved

2. 78000 20<sup>th</sup> Ave; House – Required rear setback 50ft; request 30ft of relief (to be 20ft rear property line); Detached garage – Required front setback 35ft; request 23ft of relief (to be 12ft from front property line). Requests were approved

3. 78268 20<sup>th</sup> Ave, House – Required front setback 35ft; request 23ft of relief (to be 12ft from front property line). Requests were approved.

- c. Zoning report – Smalley – as of today, nothing for Jan meeting

**11) Commissioner Comments and Public Comment**

**12) Adjournment**

at 9:00 pm

*Respectfully Submitted by:*

*Tasha Smalley*

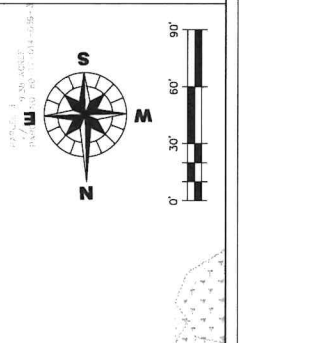
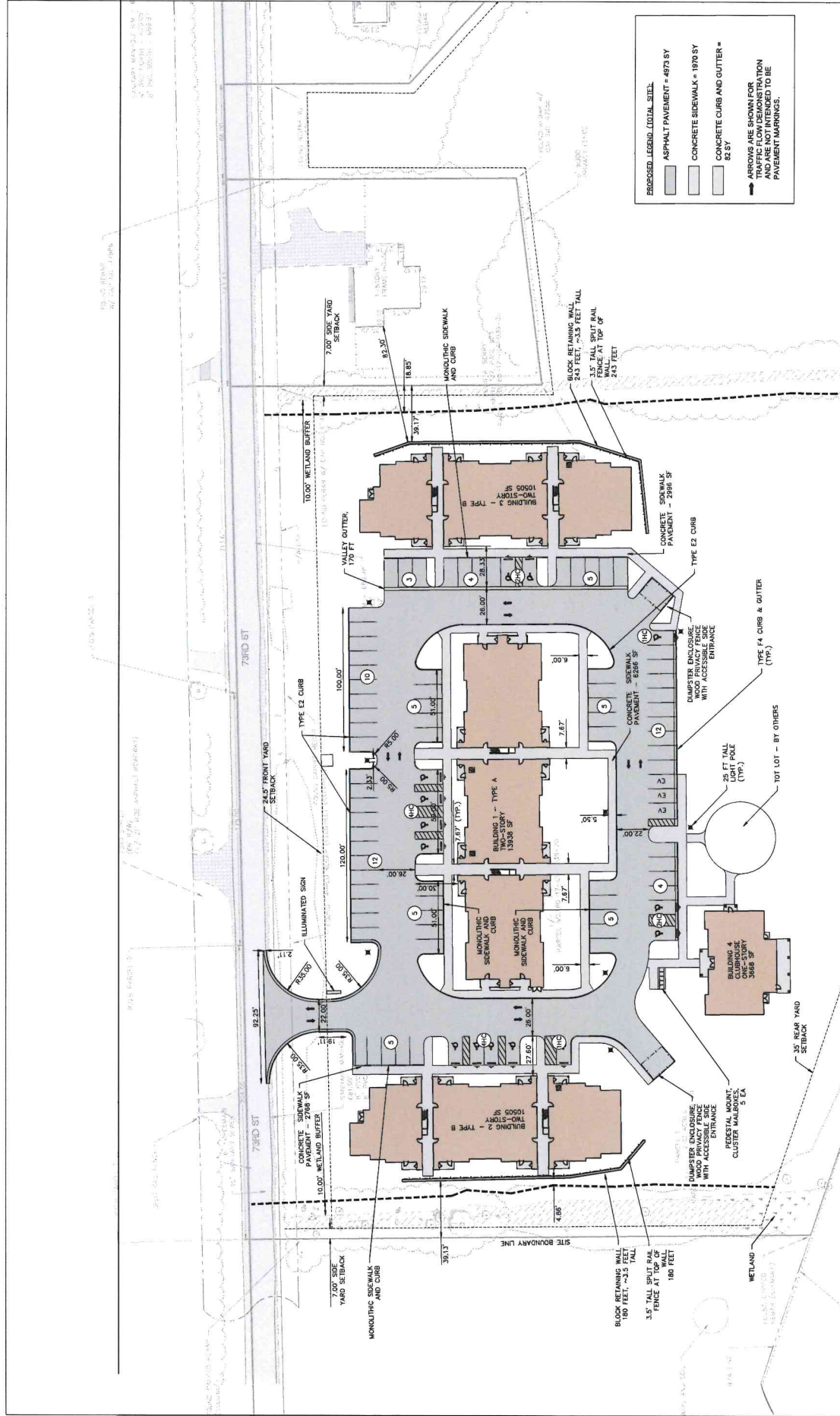
*Zoning Administrator/Recording Secretary*



**COMBINED LEGAL DESCRIPTION AS SURVEYED:**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SOUTH HAVEN TOWNSHIP, VAN BUREN COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 14 THAT IS 718.58 FEET SOUTH 00° 08' 30" WEST (DEEDED SOUTH) OF THE NORTH QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 00° 08' 30" WEST (DEEDED SOUTH) ON SAID NORTH AND SOUTH QUARTER LINE 592.67 FEET; THENCE NORTH 88° 52' 29" WEST (DEEDED NORTH 89° 00' 59" WEST) 218.35 FEET; THENCE SOUTH 05° 47' 02" EAST (DEEDED SOUTH 05° 55' 32" EAST) 144.46 FEET; THENCE SOUTH 88° 52' 29" EAST (DEEDED SOUTH 89° 00' 59" EAST) 203.43 FEET TO SAID NORTH AND SOUTH QUARTER LINE; THENCE SOUTH 00° 08' 30" WEST (DEEDED SOUTH) ON SAID NORTH AND SOUTH QUARTER LINE 66.00 FEET; THENCE NORTH 88° 52' 29" WEST (DEEDED NORTH 89° 00' 59" EAST) 129.93 FEET; THENCE SOUTH 44° 18' 06" WEST (DEEDED SOUTH 04° 09' 39" WEST) 701.86 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MICHIGAN HIGHWAY 43; THENCE NORTH 45° 01' 22" WEST (DEEDED NORTH 54° 09' 52" WEST) ON SAID NORTHERLY RIGHT OF WAY LINE 162.84 FEET; THENCE NORTH 48° 07' 46" EAST (DEEDED NORTH 47° 59' 16" EAST) ON SAID NORTHERLY RIGHT OF WAY LINE 20.00 FEET; THENCE NORTH 44° 55' 06" WEST (DEEDED NORTH 45° 03' 36" WEST) ON SAID NORTHERLY RIGHT OF WAY LINE 109.73 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 196; THENCE NORTH 20° 13' 38" EAST (DEEDED NORTH 20° 05' 08" EAST) ON SAID EASTERLY RIGHT OF WAY LINE 1174.59 FEET; THENCE SOUTH 89° 03' 38" EAST (DEEDED SOUTH 89° 12' 08" EAST) 393.81 FEET TO THE POINT OF BEGINNING. CONTAINING 13.39 ACRES MORE OR LESS.

A NEW COMBINED LEGAL DESCRIPTION WAS DRAFTED PER CLIENTS REQUEST.



**PARKING COUNT SUMMARY:**

PROPOSED PARKING SPACES PROVIDED: 85  
 75 STANDARD PARKING SPACES  
 10 STANDARD PARKING SPACES

\*NOTE: ONE ADDITIONAL ACCESSIBLE PARKING SPACE HAS BEEN ADDED FOR ACCESS TO THE SOUTHWEST DUMPSTER AND IS NOT INTENDED TO BE AFTER THE PARKING ANALYSIS HAS BEEN PERFORMED.

**ITE PARKING GENERATION DATA SUMMARY**

Land Use	ITE Land Use Code	Size	Time Period	Independent Variable	Peak Parking Demand (Spaces)
Multi-family housing (Low-Rise)	220	52	Weekday	D.U.	1.59 space/D.U.
		52	Saturday	D.U.	1.44 space/D.U.
					83
					75

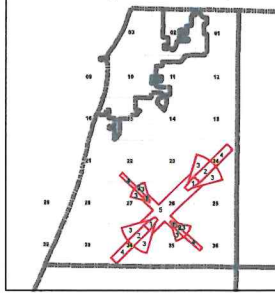
Source: ITE PARKING GUIDE - 6TH EDITION, 2008, SOUTH WESTERN UNIVERSITY, SOUTHWEST DUMPSTER, 10000 W. VALLEY BLVD., SALT LAKE CITY, UT 84143, DATED: SEPTEMBER 14, 2018.

**PEAK HOUR PARKING ANALYSIS SUMMARY**

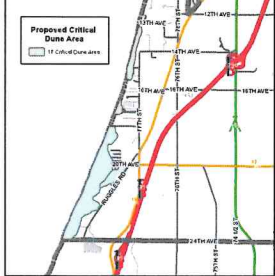
Land Use	Multi-family housing (Low-Rise)	Independent Variable	Southwestern University Zoning Ordinance Parking Supply Requirements (Spaces)	Proposed Parking Supply (Spaces)	Proposed Parking Demand (Spaces)	Peak Parking Demand	Peak Parking Demand	Total Parking Percent Occupancy
	52	D.U.	119	86	83	36	6	94%
			70%					

Source: ITE PARKING GUIDE - 6TH EDITION, 2008, SOUTH WESTERN UNIVERSITY, SOUTHWEST DUMPSTER, 10000 W. VALLEY BLVD., SALT LAKE CITY, UT 84143, DATED: SEPTEMBER 14, 2018.

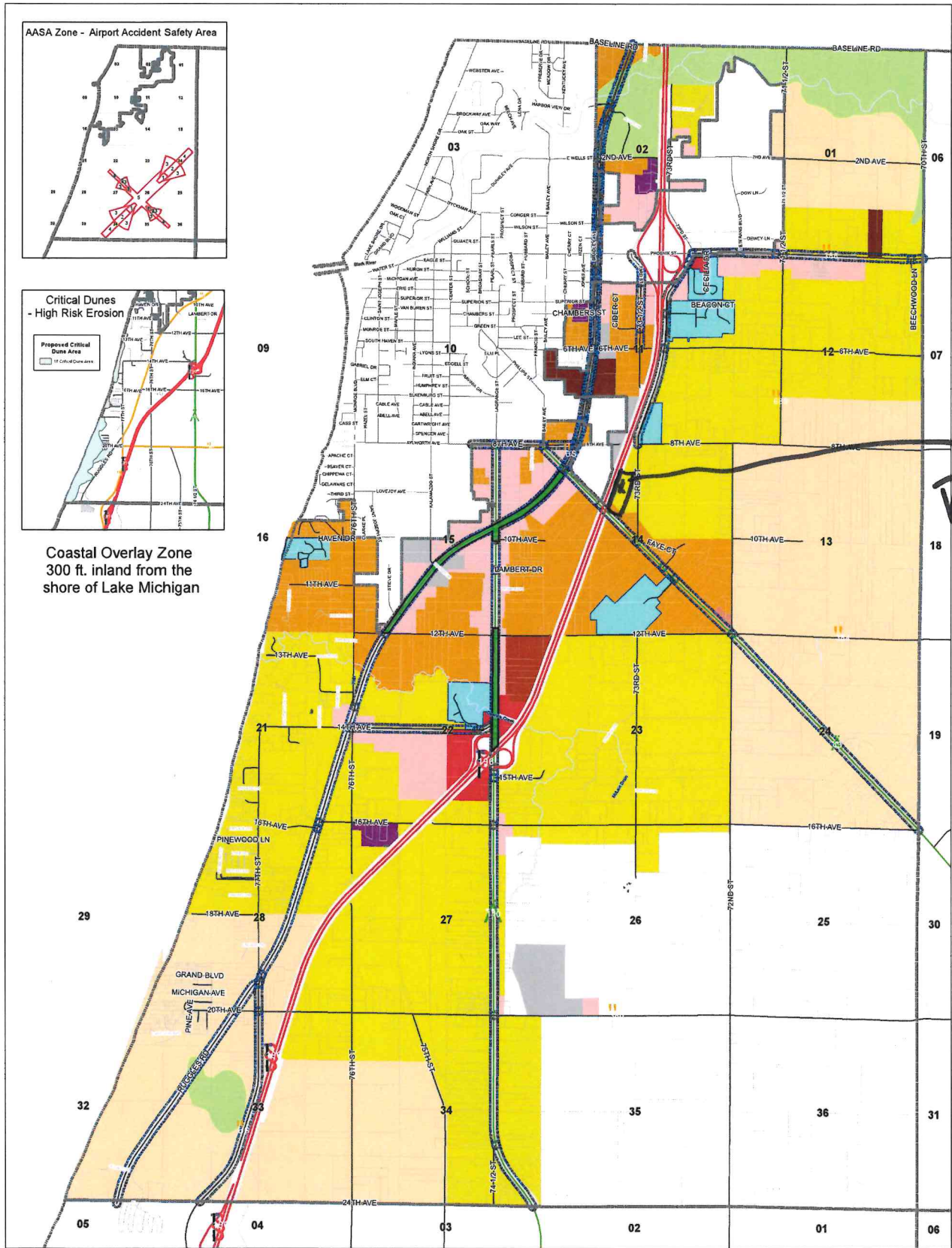
AASA Zone - Airport Accident Safety Area



Critical Dunes - High Risk Erosion



Coastal Overlay Zone  
300 ft. inland from the  
shore of Lake Michigan



South Haven Twp. Zoning, 2021

- |                                       |  |
|---------------------------------------|--|
| (rco) RESIDENTIAL COMMERCIAL OVERLAY  | (ldr) LOW DENSITY RESIDENTIAL            |
| (rd) RESOURCE DEVELOPMENT             | (mdr) MEDIUM DENSITY RESIDENTIAL         |
| (i) INDUSTRIAL                        | (hdr) HIGH DENSITY RESIDENTIAL           |
| (nsc) NEIGHBORHOOD SERVICE COMMERCIAL | (mfr) MULTI-FAMILY RESIDENTIAL           |
| (csc) COMMUNITY SERVICE COMMERCIAL    | (mhp-sup) MOBILE HOME/SPECIAL USE PERMIT |
| (hsc) HIGHWAY SERVICE COMMERCIAL      | (pud) PLANNED UNIT DEVELOPMENT           |
| (hc) HEAVY COMMERCIAL                 | (ar) AGRICULTURE/ RESIDENTIAL            |
| (MBO) Marijuana Business Overlay      |  |



Adopted 1990  
Major Revision 1983  
Amended 1995, 1998, 1999, 2002, 2003  
Last Amended 3/05, 8/05, 01/06,  
10/10, 04/11, 2/13, 2/16, 3/17, 8/20  
02/21, 5/3/21, 10/13/21, 5/1/23, 12/22/24

0 0.5 1 2 Miles

1:15,000



Van Buren County GIS  
2021  
(269) 657-8243  
www.vbco.org



# PARCEL MAP

Van Buren County MI



50 m  
200 ft



RIVERS  
EDGE  
HOLDINGS  
LLC

73RD ST

73RD ST

FILBRANDT  
CARL R &  
DONNA M

BARD JAMES  
R

BARD JAMES  
R

BARD JAMES  
R

BARD JAMES  
R

BERRY  
KEVIN A

CANNING  
JASON W

DORP  
MICHAEL &  
RABEGGA

TALOYA  
MARY ROWE

DORP  
CLYDE G

BOLEWAIN  
LARRY

ILGENERITZ  
DAMIEN &  
SARMA

ALVAN  
HUMANIE  
SOCIETY INC

TRUE BLUE  
HOLDINGS  
LLC

M196 HWY

M43 HWY

M43 HWY

M196 HWY

ESCAHON  
JOSE L &  
NATALIE

MDOT  
COLOMA  
MAINTENANCE  
GAR

MDOT  
COLOMA  
MAINTENANCE  
GAR

Peterson

34

GALLAHAN



To: The Communities of Geneva Township, Columbia Township, Bloomingdale Township, Waverly Township, Paw Paw Township, Lawrence Township, Hartford Township, Bangor Township, City of Bangor, and the Van Buren County Planning Commission

From: Southwest Michigan Planning Commission (for Arlington Township)

Date: December 11, 2025

Re: Notice of Draft Plan Review

On behalf of Arlington Township, we are pleased to announce that the Draft Master Plan (2026) is available for your review and comment. The draft can be viewed at <https://tinyurl.com/ArlingtonTownshipMasterPlan>.

Please contact [clerk@arlingtontownship.com](mailto:clerk@arlingtontownship.com) or 269-427-7300 to request a printed copy.

Comments may be submitted until February 13, 2026 to Arlington Township, 52022 34<sup>th</sup> Ave, Bangor, MI 49013 or by email to [clerk@arlingtontownship.com](mailto:clerk@arlingtontownship.com).

Learn more about Arlington Township at their website at <https://www.arlingtontownship.com/>.

Sincerely,

*Marcy Hamilton*

Marcy Hamilton  
Senior Planner