

**Van Buren County Planning Commission  
December 13, 2006  
219 Paw Paw St. Paw Paw**

**Minutes**

Call to Order: 6:30 pm

**Members in attendance:** Jeff Radtke, , Pam Stermer, Dan Gehl, Kurt Doroh, Connie Selles, Jim Ray, Ted Thar

**Absent:** Celinda Gilmore, Jerry Campbell, Scott Cedarquist

**Public present:** Karla Schlaack-Frazier, Richard Frasier (South Haven Twp. Item)

**Agenda:** Amended to include Nominations. Approved on a Doroh, Ray motion.

**Minutes** of October 25, 2006: Approved on a Doroh, Stermer motion.

**Public Comment:** Karla Schlaack-Frazier spoke for herself and her neighbor Alice Griffith, who own the properties both to the East and the West of 70750 CR 388. Ms Schlaack-Frazier owns 11 A piece to the East and North of said property. She is very much against the zoning change from MDR to MFR. She notes that she already has to deal with noise and trash from the property to her East (in MFR) which houses an apartment complex. She has resided in said location for 20 years, and doesn't want to be sandwiched between two apartment complexes.

She made comment to the reason the SHPC had denied the request for an amendment at the November 7, 2006 meeting was that the property only has 268 ft. of road frontage, and is only 5 acres.

**Reports:** *County Commissioner* – Jim Ray reported that he had been reelected, and that he put in to be reappointed to the VBCPC. He should be able to report more on this at next meeting.

*Southwestern Michigan Commission (SWMC) Representative* – Radtke reported they would be moving the meetings to Lawrence and they are awaiting the appointment from the VBC BOC.

Kurt Doroh reported that he would be sitting on a new committee looking at County Owned Properties, and how best to utilize the existing facilities, and other properties.

**Unfinished Business:**

*Smart Growth Scorecards* – Selles said she spoke to Marcy Colclough from SMPC and she will give us a copy to look over at next meeting.

Covert Twp. Follow-up: Ted Thar clarified what changes had been made by Covert Twp. and it concurred with VBCPC recommendations.

**New Business:**

South Haven Township Zoning Amendment- Agree with South Haven PC on decision to deny proposed amendments on property located at 70750 CR 388 on a, Doroh, Stermer/ Selles motion. There was a lengthy discussion regarding this issue.

Having the November Meeting Cancelled due to a lack of quorum, and public present. (Wayne Stegeman, Phil Nadeau). The members present decided to allow Mr. Stegeman and Mr. Nadeau to speak, we would take notes and provide these to the other board members for the December meeting.

These notes were read, as well as other documents sent to the VBCPC by South Haven Twp. regarding this issue.

The VBCPC felt that although there were some valid arguments for amending the property (Fit the Master Plan and Future Land Use Plan Map), there were also valid reasons SHPC denied the request (Insufficient road frontage, and small lot size).

Antwerp Twp. Recreation Plan- Thar stated he had received and files Antwerp Recreation Plan.

Pine Grove Master Plan: Amended to include adopted PDR VBCPC felt that the Pine Grove Master Plan concurs with that of the County, and is pleased to include their plan in the County PRD Program.

This matter did open some discussion regarding the PRD program but nothing the board took action on.

Porter Twp. Zoning Amendment- All in agreement that we should request more specific information from Atty. Schuitmaker. Thar will call and request information. To be discussed at next meeting

Nominations for VBCPC- Jeff Radtke will remain as Chair and Scott Cedarquist will be Vice-Chair. Passed on a Gehl/Selles motion.

Meeting Adjourned 8:10 PM.

Side Notes: Dan mentioned he would not be able to attend January, March, June, and September Meetings. Jim would miss March.