

Ted –

Attached are minutes of board meetings that mention the Master Plan in 2008. No new resolutions or work has been done on the plan since that time. I am hoping this is what you need.

Since this was before my time of appointment as Clerk I have no other knowledge I can offer. Perhaps Ross Stein can give you any more input you might need.

Please let me know if you want me to do any other digging. I will be back in the office next Friday, Ross will be in on Tuesday.

Thanks,



Brenda Bertorelli

**MINUTES OF THE REGULAR MEETING FOR**  
**SOUTH HAVEN CHARTER TOWNSHIP**  
**WEDNESDAY NOVEMBER 12, 2008**

**Present:** Jessup, DeGrandchamp, Stein, Poindexter, Fisher, Pioch  
**Absent:** Horan

Meeting was called to order at 7:32p.m. with the Pledge of Allegiance.  
Minutes of 10/08/08 were approved.

**Correspondence:** Invitation to an Open House in Honor of Jeanne M. Hay retirement from Siegfried Crandall. Liquor application for EL RANCHO, INC. #5, that cannot go forward, because the property owners have not requested a zoning request for retail sales of goods.

Tom Erdmann informed the Board that the County is still working on the easement for North Point, there will be a meeting the 1<sup>st</sup> or 2<sup>nd</sup> of December. He also stated that the Drug Court was stopped in Oct of this year, but has been started again.

Mr. Emmett Gosgrove D OD and Mr. Jim Ingraham introduced the members of Troop #198 who helped the day of Election, November 4, 2008. A Big Thank You to the Troop!!

Joan Pioch requested names and addresses of local Troops serving overseas in order to send them a Care Package for Christmas. Also a monetary donation was requested.

Linda Goldner reported on the South Haven Airport Eminent Domain Property. She also gave a brief history on the Airport Run 22. Linda requested help from the Township Board on this situation. The information is in the Clerk's Office for review.

Motion by Jessup, supported by DeGrandchamp to donate \$500.00 for the Troops overseas Care Package, if it is legal for the Township to do so. All supported unanimous – MOTION CARRIED

Supervisor Ross Stein and Clerk Kathy Poindexter received a Check from the Department of Natural Resources in the amount of \$900,000.00 for the Acquisition of Deelick Creek Park, on November 12, 2008. Lisa McTiernan, Grant Coordinator and Jule E. Stafford, Grant Analyst presented the check.

Motion by Jessup, supported by Fisher, to approve Resolution # 08-06 Authorizing Posting of Signage and Park Rules at Deelick Creek Park. Roll Call Vote Unanimous – MOTION CARRIED

Motion by Pioch, supported by Fisher, to set Public Hearing for Adoption of Recreation Plan for December 10, 2008 at the regular Township Meeting. All supported unanimous – MOTION CARRIED

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Motion by Jessup, supported by Fisher, to review and approve the Master Plan at the December 10, 2008 regular Meeting. All supported unanimous – MOTION CARRIED \*

Motion by DeGrandchamp, supported by Fisher, to pay a change order to Jensen's Excavating, Inc. in the amount of \$3,551.38 for additional Asphalt Ton Age for the Township Parking Lot. Also, to make final payment of \$45,121.98. All supported unanimous – MOTION CARRIED

Motion by Fisher, supported by Poindexter, to have the Treasurer opt out of Collection of Summer Taxes. All supported – MOTION CARRIED

Motion by DeGrandchamp, supported by Jessup to approve a Private Road for Stanley Karcz and Richard Stoch located at 18658 77<sup>th</sup> Street. All supported unanimous – MOTION CARRIED

Motion by Stein, supported by Poindexter, to contact Butler Computer Services about installing a wireless router. All supported unanimous – MOTION CARRIED

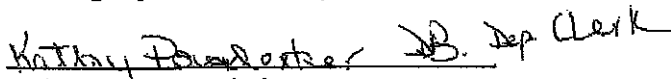
Motion by Poindexter, supported by Pioch to table the Cemetery-Supplement Regulation Text Amendment, until the Board receives several Amendments in order to keep the cost of publication down. All supported unanimous – MOTION CARRIED

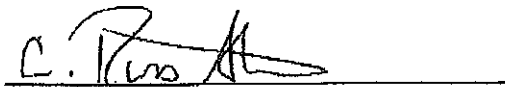
A certificate of Appreciation was given to Kathy Poindexter for her years as Clerk. She was elected in 1996 as Treasure when that term was finished in 2000, she then worked as Deputy Clerk from 2000 -2004. She then was elected as Clerk in 2004 and fulfilled that term through 2008.

Mr. Horan was recognized for his 16 years of service as Trustee.

The following reports were given/placed on file: Building, Electrical, Mechanical, Fire/Ambulance, Hospital, Library, Planning, Roads, Water/Sewer Authority.

Meeting adjourned at 9:25 p.m.

  
Kathy Poindexter, Clerk

  
C. Ross Stein, Supervisor

Tentative minutes for Board approval at the 12/10/08 meeting

Prepared 11/13/08

**MINUTES OF THE REGULAR MEETING FOR**  
**SOUTH HAVEN CHARTER TOWNSHIP**  
**WEDNESDAY DECEMBER 10, 2008**

**PRESENT:** Jessup, DeGrandchamp, Stein, Bertorelli, Fisher, Pioch, Dopp

**ABSENT:** None

Meeting was called to order at 7:30 p.m. with the Pledge of Allegiance.

Minutes of 11/12/08 were approved with the following changes: the spelling of Dr. Cosgrove's name and Jessup's motion to review and approve for distribution the Master Plan. \*

Minutes of 10/29/08 Special Meeting were approved.

No Correspondence was presented.

Sgt. Schmitt of the Van Buren County Sheriff Dept. informed the Board of a 10 week Police Academy class for public information on police procedures that starts January 21<sup>st</sup>.

Tom Erdmann reported the County is still working on the language for the easement for North Point, but progress is being made.

Friends of Deerlick had no comments other than questions about the deed being filed. There was conversation about keeping the Deerlick project active on the agenda for future fund raising and development plans.

The public hearing was open for the adoption of the Recreation Plan. Hearing no public comment or conversation it was moved by Jessup and supported by Pioch to adopt Resolution #08-07 South Haven Township Recreation Plan. Voting in favor: Jessup, DeGrandchamp, Stein, Bertorelli, Fisher, Pioch and Dopp. None opposed. Motion carried.

Moved by Jessup and supported by DeGrandchamp to Distribute the Master Plan. Motion carried. \*

Moved by Stein and supported by Fisher to appoint the 2009 Board of Review members: Larry Carlson, Alfred Dubuisson III, Cindy Compton and Paul Kiry. Motion carried.

Moved and supported to adopt the 2009 Township Board meeting dates. 2009 meetings will be held the second Wednesday of each month at 7:30 p.m. Motion carried.

2008 Budget amendments were presented with explanations. It was moved by Pioch and supported by Fisher to amend the 2008 Budget as presented. Motion carried.

The following reports were given and placed on file: Building/Elec./Mech., Fire/Ambulance, Library, Planning Commission, Park Commission, Road Commission.

The Treasurer's report was presented as a motion by Fisher, supported by Pioch to approve payment of bills due in December in the estimated amount of \$68,682.25. All members voted in favor. Motion carried.

Meeting was adjourned at 8:10 p.m.

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Brenda Bertorelli, Clerk

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C. Ross Stein, Supervisor

Tentative minutes for Board approval at the 1/14/09 meeting

Prepared 12/16/08

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

Ted Thar  
Van Buren County Planning Commission  
219 Paw Paw St.  
Paw Paw, MI 49079

September 16, 2011

Dear Ted,

Let this letter serve as notice that the South Haven Charter Township has adopted the Master Plan, and attached please find copies of our Farmland Preservation Elements from our Zoning Ordinance.

Thank you,



Brenda Bertorelli, Clerk

## VIII. LAND USE STRATEGIES AND IMPLEMENTATION MEASURES

### A. Methods for Managing Growth

In many growing communities, such as South Haven Township, local officials are employing strategies to ensure that development occurs in a planned, sustainable manner. There exist many ideas, strategies, and advocates of “growth management.” In the State of Michigan, much enabling legislation and case law already on the books allow for an effective municipal growth management program. While there is always room for improvement, most municipalities have yet to fully and effectively utilize the “growth management tools” currently available to them. The sections that follow outline some of the tools that South Haven Township officials expect to promote in order to most effectively utilize and protect the land and natural resources.

#### Low Impact Development

Due to the general nature of soil conditions throughout the Township, stormwater run-off is a major issue with detrimental effects upon existing properties and uses with each successive development. It is recognized that clay generally provides very poor permeability. However, if development is to be encouraged at all, low impact design must be considered with each site plan, if for no other reason than to not increase the flooding hazard in the Township. To that end, the following Low Impact Design techniques should be incorporated into the zoning ordinance, either as mandatory or encouraged design elements:

- Open space and sensitive area (wetland, floodplains, dunes, etc.) preservation.
- Bio-retention areas / rain gardens
- Grassed swales (instead of curb and gutter)
- Native plant landscaping
- Permeable/porous pavement
- Reduced impervious surfaces (reduction in parking requirements)
- Disconnected downspouts (rain barrels)
- Green roofs.

Information on these techniques can be found in the *Low Impact Development Manual for Michigan: A Design Guide for Implementers and Reviewers*. This document can be found at [http://www.swmpc.org/MI\\_LID\\_manual.asp](http://www.swmpc.org/MI_LID_manual.asp).

#### Access Management

Access management is a technique used to minimize land access and traffic movement conflicts in order to promote safety on the roadways. South Haven Township relies primarily on the Van Buren County Road Commission and the MDOT driveway spacing standards to manage access to both private and public properties. Developers are required to obtain permits from these road agencies prior to constructing any driveway. In addition, the Township utilizes land division and private road ordinances as well as the

driveway location standards of the zoning ordinance to inform the placement of driveways on the Township roads.

This master plan has identified M-43, M-140, Blue Star Highway and C.R. 388 (Phoenix Road) as the locations where access management is critical to the development of the Township. These roadways are primary travel corridors for business, industry and general travel, and they are the primary means of access to adjacent properties. The township should monitor development along these corridors and consider the development of a Township Access Management Plan to more effectively direct driveway location in these areas.

#### Resource Development Areas

The purpose of the identified resource development and open space areas is to provide for the arrangement of land uses that are compatible with the conservation and preservation of large tracts of land presently having a most desirable natural environment. These areas are intended to include extensive wetlands, high water table soils, and other extensive land uses which retain the natural character of the area. These areas also include flood hazard zones, both those defined on the Federal Emergency Management Authority (FEMA) flood hazard maps and areas subject to flooding along streams that were not included in the FEMA maps. These areas should not be disturbed, except minimally, and should be reserved for natural habitat for wildlife, native flora, and other natural features.

#### Development Rights Sending Areas

Development rights sending areas are intended to provide owners of properties that have sever development limitation with an option to realize development opportunities. The concept is tied to the bonus provisions of the Planned Unit Development section of the Zoning Ordinance. Where higher density developments are possible, a developer, through a purchase/transfer of development rights provision, may purchase additional density rights from property owners in a sending area. These purchased development rights are then transferred to developable property in a receiving area of the township.

Development rights sending areas are:

- Properties larger than three (3) acres zoned Agricultural and located under the Airport Overlay Zone that cannot be rezoned to a higher density.
- Properties larger than one (1) acre within a Special Flood Hazard Area.
- Properties larger than one (1) acre within a Critical Dunes Area.
- If Van Buren County exceeds a population of 100,000, then properties larger than one (1) acre located within a regulated wetland.
- Properties larger than one (1) acre having a documented lead/arsenic contamination situation where the property cannot be reasonably developed.



## Open Space and Farmland Preservation

Part 362 of the Natural Resources and Environmental Protection Act (NREPA), Michigan Public Act 451 of 1994 as amended, created the Agricultural Preservation Fund and the Agricultural Preservation Fund Board. The purpose of the fund is to provide matching dollars to qualifying local units of government Purchase of Development Rights Programs. In order to qualify for participation a local unit of government must:

- Have a comprehensive plan that has been adopted within the last 10 years and reviewed and/or updated within the last 5 years that contains an agricultural preservation component, and
- Have adopted a purchase of development rights ordinance that includes a method to select parcels for possible purchase and also includes a method to determine the price to be paid for those development rights, and
- Provide for funds to match the State grant. Matching funds are not required to come directly from the local unit of government. They can come from a variety of sources, including private donations, landowner donations, and other grants.

In order to fulfill a portion of the requirements listed above, on July 13, 2003, the Van Buren County Board of Commissioners adopted a county-wide Farmland and Open Space Preservation Ordinance. The intent of the ordinance is to create a Van Buren County Farmland and Open Space Preservation Program to:

- Protect eligible farmland by purchasing development rights voluntarily offered for purchase by landowners,
- Authorize acceptance of voluntary donations and the cash purchases and/or installment purchase of development rights of eligible farmland and the placement of conservation easement on these properties that restricts the future development,
- Establish a county comprehensive plan element to be prepared in collaboration with local units of government within Van Buren County that describes geographic areas within Van Buren County where eligible property should be protected and preserved,
- Provide procedures and guidelines for selecting the farmland parcels to be protected; for determining the value to be paid for those rights; and, for the repurchasing of those rights for properties that no longer comply with the protection and preservation policies of the program and goals of the Van Buren County Comprehensive Plan.

Townships, such as South Haven, can qualify for state grants by participating in the County Farmland and Open Space Preservation Program. Criteria for participation can be found in the Farmland and Open Space Preservation ordinance, available at the County's website ([www.vbco.org](http://www.vbco.org)).

## *Why Preserve Farmland and Open Space?*

### *Resource Value*

The climate, terrain and variety of soils make several areas in Van Buren County well suited for agriculture. Open space lands including woodlands, wetlands and other environmentally significant areas are features normally associated with farmlands and agricultural areas. These lands provide unique and economic benefits to the citizens of South Haven Township and are an important part of the Township's natural and agricultural heritage. Agriculture also contributes to the local economy in direct sales of agricultural products. Many of the agricultural activities in South Haven Township provide the opportunity to harvest locally grown foods to sell at roadside stands, farmers markets and local retail food stores to increase tourism and the economic impact of agriculture.

Agriculture is an important economic activity for Van Buren County (statistics of economic impact at the township level are not available). In 2003, Van Buren County ranked 1<sup>st</sup> in blueberry production, 1<sup>st</sup> in cucumber processing, 2<sup>nd</sup> in grape production, and 3<sup>rd</sup> in apple and asparagus production for the State of Michigan. In 2002, there were 1,160 farms in Van Buren County. Of these, 188 are orchards and 91 are vegetable farms. There were a total of 176,260 acres of land in farms with 10,281 acres in orchards, 10,553 acres in vegetables, 31,870 acres in grain corn and 29,321 in soybeans. The average size of a farm in Van Buren County in 2002 was 152 acres and the median size was 70 acres. In 2002, in Van Buren County the average market value of agricultural products sold per farm was \$83,382 with the total market value of agricultural products in the County valued at \$96,724,000.

TABLE 20 VAN BUREN COUNTY FARMLAND AND AGRICULTURAL STATISTICS				
	1987	1992	1997	2002
Total Acres of Farmland	190,251	206,781	189,432	176,260
Acres in Orchards	18,663	19,232	15,480	10,281
Acres in Vegetables	14,853	13,734	12,069	10,553
Acres in Corn (for grain)	35,282	38,255	34,695	31,870
Acres in Soybeans	9,684	23,679	24,702	29,321
Total Number of farms	1,278	1,164	1,217	1,160
Number of Orchards	373	312	256	188
Number of Vegetable Farms	201	158	104	91
Average Size of Farm	149	178	156	152
Median Size of Farm	N	N	73	70
Total Market Value of Agricultural Products	69,624,000	84,931,000	104,868,000	96,724,000
Average Market Value of Agricultural Products per Farm	54,479	72,965	86,169	83,382
Hogs and Pigs Inventory (farms)	147	119	68	36
Hogs and Pigs Inventory (number)	56,167	52,055	29,477	24,985
Hogs and Pigs Sold (farms)	152	116	64	41
Hogs and Pigs Sold (number)	84,358	103,464	56,245	67,997

N - no data available

Source: US Department of Agriculture, 1987, 1997, 2002 Census of Agriculture

### *Farmland Protection Benefits*

Farming creates jobs, provides a product for sale, and provides vast areas of open space and scenic corridors. Farmland also provides substantial environmental benefits, including floodplain protection, groundwater recharge, and wildlife habitat. In addition, the tradition of family owned farms has been passed down from generation to generation; supporting a strong social structure focused on community and family. Below, additional economic, environmental, and societal benefits to preserving land are listed.

#### Economic Benefits

- Strengthens the agricultural economy
- Strengthens the total economy through diversification
- Increases the long-term sustainability of farming
- Lowers infrastructure costs to taxpayers
- Increases property values
- Reduces the trade deficit
- Allows growth and development to continue in specified areas
- Maintains or increases tourism related to open space, wildlife and farming

- Local economic development
- Provides a long-term business environment for agriculture
- Infrastructure follows development

#### Environmental Benefits

- Controls flooding and erosion
- Protects water quality
- Provides wildlife habitat
- Protects drinking water and aquifer recharge areas
- Preserves land, a limited resource
- Renewable resource/clean fuel, alternative energy
- Retains natural character

#### Social Benefits

- Strengthens and preserves farming communities
- Provides a future for young farmers
- Preserves scenic open space
- Encourages revitalization of cities
- Reduces traffic congestion
- Provides a local fresh food supply
- Provides a safe, high-quality food supply (e.g., more care is taken domestically when using pesticides)
- Preserves existing urban and rural communities
- Preserves our rural heritage in the state and the nation
- Provides recreational opportunities
- Improves the aesthetic quality of our rural and urban lives; saves beautiful land in rural areas, encourages saving beautiful buildings in cities
- Provides for a higher quality of life in a community
- Encourages a sense of community

Historically, many areas in Van Buren County were predominantly farming communities, and based upon agricultural statistics for Van Buren County, agriculture will continue to be a prominent economic force in the region. However, in the years between 1992 and 1997, Van Buren County lost 14% of its farmland (Census of Agriculture). The County and the Township are experiencing substantial development, especially residential, which results in the fragmentation of farmland and open spaces. The fragmentation of farmland will make it increasingly difficult for remaining farming operations to remain viable. The land that is suitable for farming is an irreplaceable natural resource that cannot be regained once it has been lost to development. South Haven Township recognizes the significance of agriculture, and seeks to slow the loss of farmland.

#### *Strategies to Preserve Farmland and Open Space*

There are a number of techniques and strategies available for open space and farmland preservation. In South Haven Township, the techniques that have been supported include PA 116 agreements and open space developments. Article XVIII, Section 18.46 of the

Zoning Ordinance provides for open space preservation, specifically conservation easements, plat dedications, deed restrictions, or covenants to preserve open space. The Zoning Ordinance also provides for incentives such as bonus divisions and bonus lot sizes.

With the adoption of this Master Plan, it is the intent of the Township to participate in the County Farmland and Open Space Preservation Program. This program allows farmers to voluntarily sell the development rights to their farmland. An easement that permits the farmer to continue his/her agricultural operation is placed on the property and the farmer agrees not to develop the property.

In addition, it is the intent of the Planning Commission to begin a Transfer of Development Rights program. This program will allow for the transfer of unrealizable development potential from the Agricultural Residential, Airport Protection Area, or Resource Development zones as well as flood plains. Available development rights could be transferred to a Planned Unit Development or one of the residential or commercial zoning districts where municipal sewer and water are available, identified as receiving areas.

#### *Selection of Lands for Preservation*

Participation by South Haven Township in the Van Buren County Farmland and Open Space Preservation Program was spurred by development limitations, in addition to preserving farmland for its agricultural value. There are three areas of the Township where property owners, due to circumstances beyond their control, cannot achieve the full development potential of their property. These areas are: lands within the regulated floodplains, lands under the airport protection zones, and lands where septic systems cannot be located and/or where wells cannot reach water, that are beyond the reach of municipal sewer and water lines. In addition, the Township does not wish to reach the maximum allowed bonding capacity for the immediate future and certain areas of the Township may be beyond the economically viable reach of municipal utilities for the foreseeable future.

Therefore, some South Haven Township areas to be preserved include areas that are beyond the economically affordable reach of municipal sewer and water where soil and geologic conditions prevent or severely limit development. Additional areas are under the airport protection zone, as defined by the MDOT where dense development would create a hazard for the public.

However, the development limitations should not cloud the thriving blueberry/cranberry industry in the Township. These crops can utilize unregulated wetlands, and the Township contains large areas of unregulated wetlands that could be utilized for agriculture. In addition, there is a desire on the part of the planning commission to retain certain natural areas for the unique features they provide. Therefore, preservation areas also include those that are located in regulated floodplains, regulated wetlands, designated high risk erosion areas and/or designated critical dunes.

Specifically, areas for preservation are listed below:

- The floodplain of the Black River and a large wetland containing unique resources in Section 33 for conservation. These areas have been zoned RD (Resource Development) and planned for Conservation.
- The bulk of Sections 25, 26, 35 and 36. These areas have been zoned and planned AR (Agricultural Residential).
- Portions of sections 27, 28, 33, and 34 that are planned for AR or Conservation.
- The airport protection area. As a matter of policy, this is not reflected in the zoning ordinance, but the Master Plan prevents rezoning this area to a more intensive use.
- For additional preservation areas, see the Potential Conservation Areas map in the *Green Infrastructure* section.

#### Non-Motorized/Pedestrian Plan

The Township encourages the paving and expansion of pedestrian walkways and bicycle pathways along one or both sides of all existing paved public roads. The Township also intends to encourage pedestrian and bicycle pathways along new private roads.

For public roadways in the Township, the following preferences for walkways or pathways allowing for safer travel along or near the roadways are recommended:

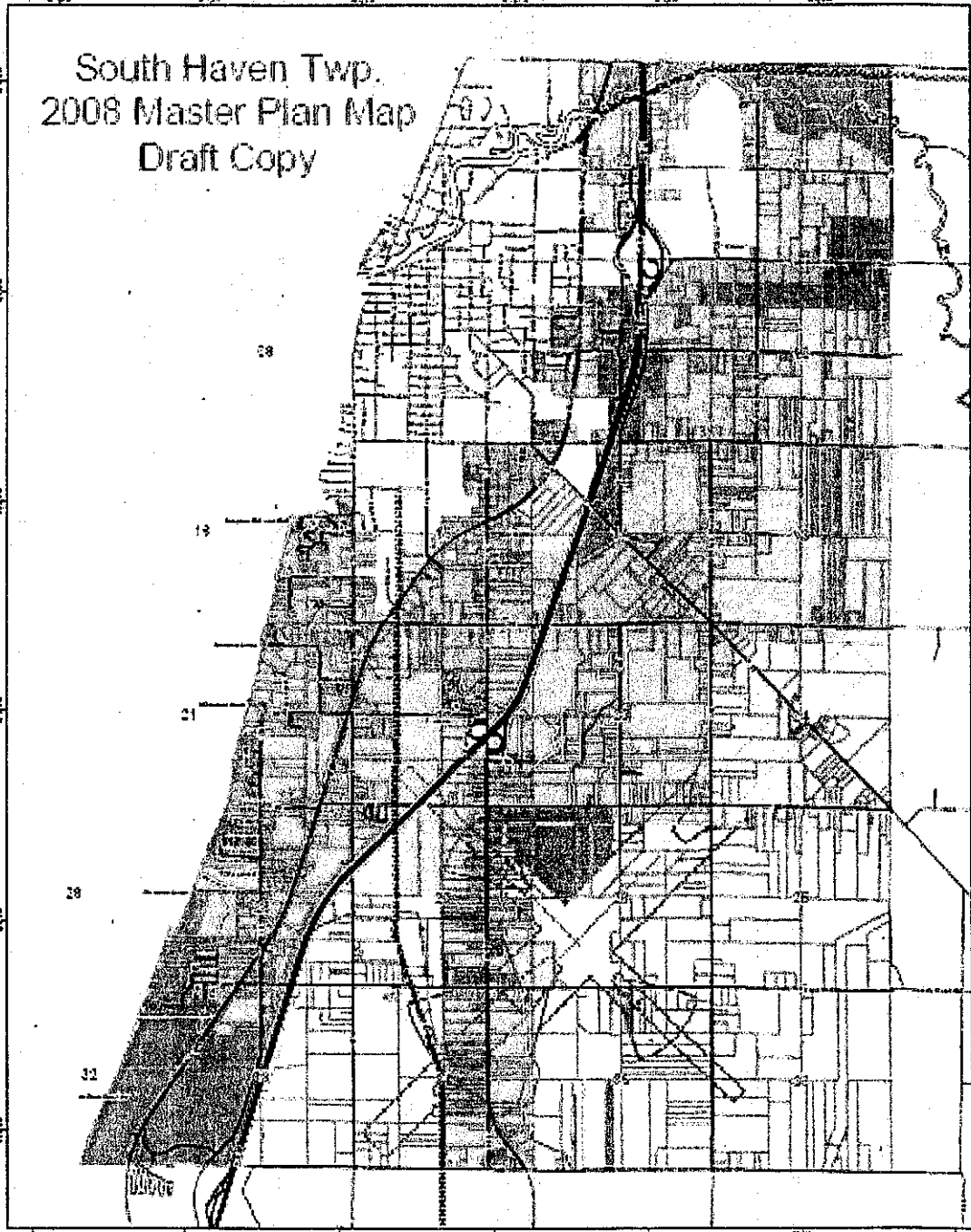
- Primarily, the planning and construction of walkways or pathways that are separate from the roadway, in the same manner as a sidewalk, are preferred. Such sidewalks should be constructed on at least one side of each public roadway.
- Because many roads in the Township may not be able to support a separate sidewalk, the next preference would be to build a six-foot (6') wide impervious surface (asphalt or concrete) walkway/pathway for pedestrians and non-motorized vehicles. These pathways would be a continuation of the existing road surface and would have permanent striping, preferably with reflective material imbedded, at the boundary of the roadway where the pathway edge begins. Such pathways would ideally be constructed on both sides of the roadway.
- The Township will also encourage and support the County Road Commission to pursue state and federal recreation grants or highway enhancement funding for a separated non-motorized pathway along one side of major recreation routes. Such pathways vary in width and other requirements based upon the funding source.

For private roadways in the Township (i.e. new subdivisions, PUDs, site condominiums, etc.), the following preferences for walkways or pathways allowing for safer non-motorized travel along vehicular roadways will be encouraged:

- Primarily, the planning and construction of walkways or pathways that are separate from the roadway, in the same manner as a sidewalk, are preferred. Such sidewalks should be constructed on at least one side of each public roadway.
- The lesser preference would be to build a six-foot (6') wide impervious surface walkway/pathway for pedestrians and non-motorized vehicles to travel on. Such pathways would be a continuation of the existing (or proposed) asphalt road

Map 8

South Haven Twp.  
2008 Master Plan Map  
Draft Copy

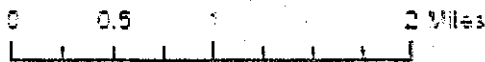


**Legend**

	Highway 748		COMMERCIAL		SHPA ZONES
	PARK LOCATIONS		COMMERCIAL/INDUSTRIAL		
	AGR 1 (1-2 ac)		AGRICULTURE/COMMUNITY		
	AGR 2 (2-5 ac)		INDUSTRIAL		
	MCR 1 (1-2 ac)		CONSERVATION		
	MCR 2 (2-5 ac)		OPEN SPACE		
	MCR 3 (5-10 ac)		SWAMP		



Van Buren County, MI  
1048  
3861 88 74242  
www.vbco.org



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