

**NEW HAVEN TOWNSHIP  
PLANNING COMMISSION MEETING  
October 2, 2023**

Meeting was called to order by Chairman Dan Winters at 7 p.m. at the New Haven Township Hall. Commission members in attendance were:

Mary Eickholt  
Fred Gray  
Norm LeCureaux  
Dan Winters

Also in attendance was Larry Senk.

Motion by Mary, second by Norm to approve the agenda; it was approved by voice vote. Motion by Fred, second by Norm to approve the August 21, 2023, meeting minutes; it was approved by voice vote.

**OLD BUSINESS:**

Dan stated there is no new information yet on the updated Shiawassee County Land Use Plan. The County has been rewriting all zoning ordinances and will continue to send through revisions to the townships as they are rewritten.

**NEW BUSINESS:**

Forwarded by Shiawassee County Planning Commission to New Haven Township Planning Commission was a draft of Article 13, Planned Unit Developments Ordinance. The Township has until October 17, 2023, to provide comment to the County on this ordinance prior to their public hearing to be scheduled following the review period.

The Planning Commission reviewed the new two page ordinance, while comparing it to the existing seven page ordinance. A list of recommended changes, questions, and items that need to be clarified were compiled and are listed as an addendum to these minutes. They will be submitted to the Township Board for consideration prior to sending to the County Planning Commission as the response requested by October 17, 2023.

Motion by Mary, second by Dan to submit list of items discussed and needing clarification to the Township Board. Motion passed by voice vote.

**PUBLIC COMMENT:**

None.

The next meeting date has been tentatively set for November 8, 2023. Motion Fred, second by Norm to adjourn. Meeting was adjourned at 9 p.m.

Mary L. Eickholt  
Planning Commission Secretary

Addendum to October 2, 2023, New Haven Township Planning Commission Minutes

Comments, Questions, Recommendations on  
Shiawassee County Article 13, Planned Unit Developments Ordinance

Section 13.1.3 – The text of this section should refer back to Article 2 of the Zoning Ordinance that lists the zoning districts and available uses.

Section 13.1.4 – This section should also refer back to Article 2 to verify where the ordinance is applicable. “Any land use authorized in this Ordinance may be included in a PUD.”

Section 13.1.4 – Does not indicate any necessity for water and sewer facilities for any PUD. There is no guidance on requirements or allowed uses.

Section 13.1.5 – The language regarding averaged or reduced lot sizes is vague and offers no guidelines for potential developers to follow or Community Development staff to check for compliance based on size or formula .

Section 13.1.6 - This section is not detailed enough to give guidance for setbacks, landscaping and buffering. If it is intended to depend on another section of the Zoning Ordinance, it should be referenced.

There is no longer a section that shows any open space requirements.

It was felt by the New Haven Planning Commission members that the ordinance was too abbreviated and did not offer enough information.