

**Minutes, Paw Paw Planning Commission
Regular Meeting, December 22, 2005**

The Planning Commission meeting held Thursday, December 22, 2005 convened at 7:00 p.m. at 111 E. Michigan Avenue, Paw Paw, Michigan. Chairperson Kathleen Larson presiding. **Meeting Convened**

Present: Larson, Rumsey, Bogen and Larcinese. Thomas, Krenz and Roger excused. Also present: Bradley Noeldner, Village Manager, KeVen Riley, Village Clerk, and Lisa Wininger, Planner. **Members Present**

Motion by Larcinese, supported by Rumsey, approve the minutes of the regular meeting of October 27, 2005 as corrected. All members voting yes, motion approved. **Approval of minutes**

Motion by Larcinese, supported by Rumsey to close the regular meeting and open the public hearing to hear comments on special use permit for Tractor Supply Company at 1000 S. Kalamazoo Street – outdoor display area. All members voting yes, motion approved. Public Hearing opened at 7:02 p.m. **Public Hearing for Special Use Permit**

Steve Vandenberg from Wightman and Associates present the Commission the need for an open outdoor display area. Wininger stated there are not any specific conditions that were related to this type of special use because this is an accessory use; it would not qualify under open air business.

Motion by Rumsey, supported by Bogen to close the public hearing and re-open the regular meeting. All members voting yes, motion approved. Meeting re-opened at 7:06 p.m. **Regular Meeting Re-opened**

There was a lot of discussion as to whether or not an outdoor area was necessary or whether or not it needed to be as large as it was.

Motion by Rumsey, supported by Larcinese to approve the special use permit for an outdoor display area for 1000 South Kalamazoo Street – Tractor Supply parcel #80-47-600-004-20 as on listed on site plan and make it enclosed area next to the building and along the front to be used only for trailers, farm implements or similar products. Bogen voting no and all other members voting yes, motion approved. **Approval for Special Use Permit for outdoor display area**

Dan Raglow from Toltest presented the site plans along with Steve Vandenberg of Wightman and Associates.

Motion by Rumsey, supported by Bogen, to recommend to the Village Council the site plan for Tractor Supply with the following contingencies: **Tractor Supply site plan recommendation**

1. Applicant to comply with all Federal, State & Local laws and regulations including those pertaining to wetlands and obtaining any necessary permits.
2. Dumpster screening.
3. Sidewalks along Becky Blvd and CR 665

4. Approval of a landscape plan.

All members voting yes, motion approved.

Bogen asked whether or not the credit union was going to have a double drive and Noeldner indicated it was on the site plans.

**Member
Comments
Bogen**

Larson indicated there a few old business items she would like to get taken care soon. They are as follows:

Larson

1. *Review Site Plan Checklist*
2. *Review section in ordinance on Statement of evidence*
3. *Parking lot at Warner's*
4. *Dumpster screening at Warner's*
5. *Sign issue at Warner's*
6. *Review on the Fencing*
7. *Follow-up on Assisted Living*

Larcinese asked about better ways for the Commission to review natural resources. Wininger indicated she could get a power point presentation and make it available at the next meeting.

Larcinese

Motion by Bogen, supported by Larcinese, to adjourn meeting. Time: 9:18 p.m. All members voting yes, motion approved.

Adjournment

Respectfully submitted:

KeVen L. Riley, Village Clerk