

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

The Planning Commission meeting held Thursday, September 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, Thomas, Krenz and Roger. Larcinese and Bogen excused. Also present: Bradley Noeldner, Village Manager, KeVen Riley, Village Clerk, and Lisa Wininger, Planner.

**Members  
Present**

Motion by Thomas, supported by Roger, approve the minutes of the regular meeting of August 25, 2005 as presented. All members voting yes, motion approved.

**Approval of  
minutes**

Bob Baarda from Teclon presented the site plans for the Hazen Meadows Condominium project. Their intent is to build eighteen two unit condos with attached two car garages with between 1,200 to 1,300 square feet. They are in the process of obtaining an easement from the adjacent property owners but asked the Planning Commission if they could have additional time to secure the easement because they want to have a survey done first, so they are assured of the proper easement descriptions.

**Hazen  
Meadows  
Condo  
Project**

Motion by Thomas, supported by Krenz, to recommend to the Village Council the site plan for Hazen Meadows condominiums with the following contingencies:

**Approval for  
Hazen  
Meadows  
Condo  
Project**

1. Project description needs to be changed from nine four units to eighteen two units.
2. Execution of an easement with the adjacent property owner to include street, sidewalks and utilities.
3. Approval of a landscape plan.
4. Any signs are not addressed at this time and are required to comply with the Village sign ordinance
5. Applicant to comply with all Federal, State & Local laws and regulations including those pertaining to wetlands and obtaining any necessary permits

The Planning Commission is going to pursue make some additional changes to the zoning ordinance to add Life Science corridors. They also need to review the Land Use Plan to update it if necessary. It was also noted that Medical Clinics and Sleep Clinics needed to be included in any updates to the ordinance.

**Old  
Business:  
Possible  
Ordinance  
Changes**

Clerk Riley presented the Commission with information regarding licensed adult foster homes in Paw Paw. It was noted that there currently are not any licensed homes in the Paw Paw area. Additional information will be obtained from Noeldner from Judge Willis to see who is responsible for the oversight of assisted living homes. There are currently three homes in Paw Paw two on North Kalamazoo Street and one on Drew Street.

**Adult  
Licensed  
Foster homes  
vs. assisted  
living homes**

Clerk Riley stated a copy of the fence application was included for the question from last month about the height of fences on corner lots. Also, the fence in question was reviewed and found to be in compliance.

**Fences  
Update**

Riley also stated she had a stop work order placed on Seeyle-Wright for their construction of the outdoor display mound and she had been working with the applicant to help them understand why the special use permit was necessary and also why a site plan was necessary.

**Seeyle -  
Wright  
display  
mound**

Noeldner presented the Commission with a letter to Ed Grollemond – 637 N. Kalamazoo Street regarding his shed located on his property and also one to Patrick Brennan regarding operating a business out of his property located at 609 E. Michigan Avenue, which is currently zoned for residential uses (R-1) not commercial.

**Accessory  
building and  
Patrick  
Brennan  
property**

Larson asked about dwelling unit conversions, Wininger explained that an applicant can apply for this conversion but it also allows for the Village Council to deny the application.

**Members  
comment  
Larson**

Thomas asked whether the Village will be pursuing the Cabela Store that is being proposed in Michigan. Noeldner will check into this further.

**Thomas**

Rumsey asked if staff had heard any further information on the Walgreen's and staff said nothing further since about April.

**Rumsey**

Motion by Thomas, supported by Krenz, to adjourn meeting. Time: 8:47 p.m. All members voting yes, motion approved.

**Adjournment**

**Respectfully submitted:**

KeVen L. Riley, Village Clerk