

**Minutes, Paw Paw Planning Commission  
Special Meeting, June 30, 2005**

The Planning Commission meeting held Thursday, June 30, 2005 convened at 5:32 p.m. at 111 E. Michigan Avenue, Paw Paw, Michigan. Chairperson Kathleen Larson presiding.

**Meeting  
Convened**

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

**Members  
Present**

Clerk Riley indicated Attorney Page has reviewed both the minutes and memo that is scheduled to be given to the Village Council and stated that everything appears to be fine.

Motion by Thomas, supported by Bogen, approve the minutes of the regular meeting of June 23, 2005 as corrected. All members voting yes, motion approved.

**Approval of  
minutes**

Motion by Bogen, supported by Thomas, to approve the following memo to the Village Council as corrected. All members voting yes, motion approved.

**Approval of  
Council  
memo.**

TO: Village of Paw Paw Council  
FROM: Paw Paw Planning Commission  
DATE: June 28, 2005  
SUBJECT: Zoning Ordinance Amendment: Medical offices/clinics

Background: At the May 26, 2005 meeting, the Planning Commission conducted preliminary discussion about an upcoming development proposal to be submitted to the Village. Village Clerk Riley indicated that she had been notified that development plans would be submitted for a large parcel of land on the south side of I-94, with the proposed use of the land to be a medical office and/or clinic use.

Clerk Riley indicated that the applicants were considering requesting a rezoning of this parcel from I-1, light industrial to B-2, general commercial. The applicants would also submit an application for site plan approval by the Village. At this time, the Planning Commission discussed the possible rezoning as an informational item on the New Business part of the agenda.

During the meeting, an alternative was identified to the possible rezoning. Since hospitals are already included as a special use in the I-1 district, an alternative to a Zoning Map amendment could be to amend the Zoning Ordinance text instead, permitting medical offices/clinics as special uses within the I-1 district, subject to conditions as outlined in the ordinance. The Commission discussed this alternative due to concerns about a commercial rezoning which could allow a wide range of commercial uses upon the parcel.

Following the May Planning Commission meeting, the applicants were informed of this discussion and opted to pursue the text amendment, rather than the map amendment. In hopes of an expeditious review, the applicants submitted the site plan and Special Use request for review at the June Planning Commission meeting, along with the Zoning Ordinance text amendment, with the understanding that no final approvals could be granted until the amendment had been approved by the Village Council.

Planning Commission Review: At the June 23, 2005 meeting, the Planning Commission considered the proposed text amendment. As required by law, the Commission conducted a public hearing to receive comment about the proposed change. The text amendment would amend the I-1 Light Industrial district to permit medical offices and clinics as a special use, subject to the same special use conditions listed in the ordinance for medical offices and clinics. These conditions require a lot size of at least 20,000 square feet and maximum lot coverage of 35%.

Approximately thirty people were in attendance at the meeting. During the public comment

portion of the meeting, one letter in support of the change was received and three people spoke in support of the change. No one spoke in opposition. The public hearing was then closed.

The commissioners then began their discussion of the change. Concern was expressed about using industrial land for non-industrial purposes since the Village has a limited supply of industrial land. Further discussion ensued about the probability of new industrial development in the Village in the foreseeable future. More discussion ensued about how hospitals had come to be included as special uses in this district and why medical offices were not included at that time. It was also noted that veterinary clinics are permitted uses in the district, and the Planning Commission discussed the compatibility of various uses in the I-1 district with each other. Village Planner Wininger cautioned the Commissioners to be sure that they were specifically considering the text amendment and not making decisions based on their knowledge of a specific site or applicants/property owners in favor of or opposed to a specific development.

The Commission used the eleven Review Standards to frame the essential questions regarding the change. Commissioners expressed differing opinions as to whether the amendment was in accordance with the intent of the Zoning Ordinance, and would further the planning goals of the Village. Other areas of differing opinion concerned why this use was not originally permitted in the I-1 district, and whether the amendment was necessary to correct an inequity in the Zoning Ordinance or if approval would grant special privileges.

Following this discussion, the Planning Commission voted to recommend approval of the Zoning Ordinance amendment to the Village Council, by a 4-3 vote.

Special Use/Site Plan Approval: Village Attorney Page advised the Planning Commission that they would need to delay any action on the Special Use Permit until the Village Council had taken action on the ordinance amendment. The Planning Commission had questions concerning the site plan submittal and was prepared to have a preliminary discussion with the applicants but was advised by Attorney Page to delay this discussion until the Special Use was acted upon, if the text amendment was approved by the Council.

Recommendation: The Paw Paw Planning Commission recommends that the Village Council approve the proposed Zoning Ordinance amendment, based on the Review Standards outlined in the Zoning Ordinance. The minutes of the June 23, 2005 Planning Commission meeting are attached for review.

Mike Flynn from Delta Design was asking questions about the site plan and member Larcinese felt that the Commission could not discuss the site plan until the Village Council has acted on the zoning amendment according to Attorney Page.

## **Public Comments**

Motion by Larcinese, supported by Roger, to adjourn meeting. Time: 6:17 p.m. All members voting yes, motion approved.

## **Adjournment**

**Respectfully submitted:**

KeVen L. Riley, Village Clerk