

Planning Commission Minutes

For
Special Planning Commission Meeting
October 5, 2006

The Planning Commission meeting held Thursday, October 5, 2006 convened at 7:03 p.m. at 111 E. Michigan Avenue, Paw Paw, Michigan. Chairperson Kathleen Larson presiding.

Present: Larson, Bogen, Thomas, Larcinese, Greensley and Rumsey. Also present: Bradley Noeldner and Lisa Wininger, Planner. Roger excused.

Also present: John Tapper

Special Use Permit and Site Plan Approval: JTKS,LLC-429 S. Kalamazoo St., Paw Paw

Larson indicated that this is a special meeting of the Planning Commission and the sole purpose of this meeting is to receive comment and discuss a Special Use Permit request and review a site plan submitted by Mr. Tapper.

A request has been submitted for a special use permit to allow an outdoor display area for the sale of new and used motor vehicles, boats, trailers or similar equipment at 429 S. Kalamazoo Street, Paw Paw, MI (parcel # 80-47-161-005-00) (JTKS,LLC)

Wininger stated that the revised plan does address many of the questions and concerns the Planning Commission had at its September 28, 2006 meeting. She stated this request does encompass the entire site and shows the existing structures which will remain on the site. Therefore, if a revised site plan for a new dealership building is submitted in the future, there is no need to go through the process of securing a Special Use Permit again.

However, there are still some minor items she would like to have added to the drawings. The following items are not shown on the drawings and before the plans go to the Village Council, Wininger recommends that they be added.

1. There are no water/sewer or natural gas lines shown on the drawing.
2. There is nothing to indicate that the lighting will be contained on site.
3. There is no marking for hand-i-cap parking on the drawing
4. The fence shown at the south side of the paved area is not required.

Mr. Tapper indicated that the sales office will be heated with propane gas. Therefore, no gas lines will be necessary. The existing restroom in the lumber yard building will be used for the restroom facility.

Discussion took place regarding any requirements the Village may have to make the mobile office more attractive. There was discussion regarding the height of the proposed light poles and the type of lighting.

There is discussion and concern about the “temporary” nature of the sales office. Wininger stated that as long as the structure remains in compliance with other Village ordinances, there is really nothing the Planning Commission can do.

She pointed out that we do have a provision in the ordinance where the Planning Commission can require a surety bond to make sure a project gets completed. However, we have never required this of anyone else in the past.

Rumsey felt that the buildings which were torn down were a much larger concern than the mobile sales office due to their condition.

Larcinese pointed out that he discussed with Attorney Page the fact the Larcinese has done environmental work for this site and he was concerned about the possibility of the perception of him having a conflict of interest and whether he should vote on this question. Attorney Page indicated that he didn’t feel that Larcinese had a vested interest in this project.

Bogan asked if there is some way to add landscaping in front of the building.

NEW BUSINESS:

Motion by Thomas, supported by Bogan, to approve the **special use permit** to allow an outdoor display area for the sale of new and used motor vehicles, boats, trailers or similar equipment at 429 S. Kalamazoo Street, Paw Paw, MI (parcel # 80-47-161-005-00) (JTKS,LLC) with all provisions required for special use permits under the ordinance.

All members present voted in the affirmative. Roger absent.

Motion by Rumsey, supported by Bogan, to recommend to the Village Council that the site plan be approved for the proposed used car dealership located at 429 S. Kalamazoo Street, Paw Paw, as presented, if the conditions suggested by Wininger are included on a revised drawing.

All members present voted in the affirmative. Roger absent.

Meeting adjourned:

Motion by Thomas, supported by Bogan, to adjourn meeting at 7:45 p.m.

All present voted in the affirmative.