

**Minutes, Paw Paw Planning Commission
Regular Meeting, January 25, 2007**

The Planning Commission meeting held Thursday, January 25, 2007 convened at 7:00 p.m. at 111 E. Michigan Avenue, Paw Paw, Michigan. Chairperson Kathleen Larson presiding.

**Meeting
Convened**

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

**Members
Present**

Motion by Rumsey, supported by Bogen, to approve the minutes of the regular meeting of October 26, 2006 as corrected. All members voting yes, motion approved.

**Approval of
minutes**

Motion by Rumsey, supported by Bogen, to approve the minutes of the regular meeting of November 9, 2006 as corrected. All members voting yes, motion approved.

Larson asked the agenda include an area for approval of the agenda. She has read this in meeting procedures and different articles and feels this would be appropriate for the Planning Commission to follow.

Agenda Change

Motion by Larcinese, supported by Greensly, to close the regular meeting and proceed into the public hearing session to hear the request to consider rezoning parcel #80-47-600-013-00. This parcel is currently zoned I-1, Light Industrial to B-2, General Business. All members voting yes, motion approved. Public hearing opened at 7:06 p.m.

**Public Hearing:
Re-zoning –
Wal-Mart
property**

Steve Achram and Damon Garrett, project manager from Atwell-Hicks presented the request. Garrett asked for this request to minimize the impact on the wetlands. With the plan as presented, they reduced the impact from 7.58 acres to .53 acres. The rezoning request was for approximately 10.6 acres.

Gary Stock was not present but sent a letter which was read by Rumsey, asking that the commission to place conditional requests upon the applicant before moving forward with the rezoning as follows:

1. All access using one new drive, placed nearest the eastern end of the tract.
2. No other or future access points or structures on either side of M-40.
3. No other or future access points or structures on the west side of the new access drive.
4. No regular use of LaGrave Street, other than for emergencies, or with the Village approval.
5. No wetlands changes, tree cutting, grading, or lawns west of

the new access drive

Wal-Mart wants to be good corporate neighbors. Reporter Klinger stated she would like to see Wal-Mart come to Paw Paw.

No other comments were heard.

Motion by Larcinese, supported by Roger, to close the public hearing and re-open the regular meeting. Regular meeting re-opened at 7:24 p.m.

Public Hearing closed

Discussion was held regarding the re-zoning request. Garrett provided the commission with alternate sites that Wal-Mart looked at. Wininger reviewed her comments with the commission. Bogen felt the site was best suited for industrial use and not commercial. Larcinese asked the commission to review the eleven questions the zoning ordinance asks for the rezoning. Larson read each question and the commission answered them. One other comment that was brought to the attention of the commission was that with the amounts of wetlands that were zoned B-2 commercial business became very limited; therefore, this parcel would just be extending the district into property that could actually be used for commercial development. After lengthy discussions, the Chairman asked for a motion to be made with regards to the re-zoning.

Re-Zoning discussion

Motion by Rumsey, supported by Roger, to recommend to the Village Council the re-zoning request from Wal-Mart to re-zone parcel #80-47-600-013-00 from I-1 Light Industrial to B-2 General Business. Roll call vote: Larson, Larcinese, Roger, Greensly and Rumsey voting yes and Bogen voting no. Motion carried.

Re-Zoning recommendation approval

The commission reviewed some old business that have been on the commission's agenda:

Old Business review

1. Riley provided the commission with carport language from Trustee Basinger and the City of Hartford. Wininger will look for the language she sent to Council approximately 2 years ago and send that in the next package.
2. Wininger will provide language on the storage "pods".
3. Advance Auto Fence – Larson stated the duplex on the northwest side of the fence is having difficulty pulling out of the drive-way because the fence is blocking the safe vision area. Richardson, trustee and fire fighter was present and he stated the fire department personnel have also complained. Riley will contact Mike Murray, managing director for Advance Auto and see if he can have someone review the fence.

Carports

Storage Pods

Advance Auto Fence

4. Zoning ordinance amendments for Fences and parking standards – Wininger will provide the commission with her recommendations for the next meeting.

**Ordinance
Amendments –
Fence/Parking**

5. Dumpster enclosures at Warner Winery and Yarbrough apartments on Dyckman Street – Larson asked that Riley contact Attorney Page and have him send a letter.

**Dumpsters –
Warner and
Yarbrough**

6. Strength Beyond parking lot and sign – Riley will have Page draft a letter on the parking and she will contact Diprima regarding the sign.

**Strength Beyond
Parking lot and
sign**

7. Chicago Title – Bogen wants to review the site plan with regards to the fence at the next meeting.

**Chicago Title
site plan**

8. Model Ordinance for Open Burning – After reviewing the information the commission feels this ordinance does not need to be brought to the Village Council through the Planning Commission, the Village Council will need to review and adopt it.

**Model
Ordinance for
Open Burning**

Motion by Bogen, supported by Larcinese, to adjourn meeting.
Time: 9:22 p.m. All members voting yes, motion approved.

Adjournment

Respectfully submitted:

KeVen L. Riley, Village Clerk