

**Minutes, Paw Paw Planning Commission
Regular Meeting, April 2, 2009**

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| 1. | The regular Planning Commission meeting of Thursday, April 2, 2009 convened at 7:04 p.m. at 114 N. Gremps , Paw Paw, Michigan. Chairperson Larson presiding. | Meeting Convened |
| 2. | Present: Larson, Bogen, Larcinese, Rumsey, and Thomas. Also present: Village Planning Consultant, Rebecca Harvey and Village Manager, Larry Nielsen. | Members Present |
| 3. | Motion by Rumsey, supported by Bogen, to approve the agenda as presented. All members present voting yes. The motion carried. | Approval of Agenda |
| 4. | Motion by Thomas, supported by Larcinese, to approve the minutes of the regular Planning Commission meeting of March 5, 2009 as presented. All members present voting yes. The motion carried. | Approval of Minutes |
| 5. | Larson noted no public hearing items were before the Commission at this time. | Public Hearings |
| 6. | No public comment regarding non-agenda items was offered. | Public Comment |
| 7. | Larson noted that the Planning Commission ByLaws called for the election of officers at the first regular meeting in April. Motion by Thomas, supported by Larcinese, for the nomination and election of the following slate of officers: Chair – Larsen; Vice-Chair – Rumsey; and Secretary – Thomas. All members present voting yes. The motion carried. | New Business:
Election of Officers |
| 8. | Harvey referenced the Planning Commission’s March 5, 2009 discussion regarding ‘churches’ as allowable uses within the B-1 and B-2 Districts and requested further direction on the matter. She noted that ‘churches’ are currently special land uses within the R-1, R-2, R-4, RMH, and CBD Districts; but are not listed as permitted uses or special land uses within the B-1 or B-2 Districts. Harvey explained that existing churches within the B-1 and B-2 Districts may exist as legally non-conforming uses. She added that options available for the placement of a church within the B-1 or B-2 Districts are limited to a request to rezone or a request to amend the Zoning Ordinance. | New Business:
‘Churches’ Within
B-1 and/or B-2
Districts |

Discussion ensued wherein it was determined that the original intent behind not allowing ‘churches’ within the B-1 and B-2 Districts is unknown, but suggested its omission may have been an oversight or an interest in protecting the availability of commercial zoning for commercial land uses.

Following a review of relevant provisions of the Zoning Ordinance and adopted land use objectives, the Planning Commission concluded that consideration of providing for ‘churches’ within the B-1 and B-2 Districts and removing ‘churches’ from the CBD District is supported by the following objectives: 1) improve consistency with statements of purpose for all three (3) districts; 2) retain character of the CBD District; 3) preserve the downtown commercial area; 4) provide land area necessary to meet site design requirements for ‘churches’; and 5) increase use options within the B-1 and B-2 Districts.

The Planning Commission then noted support for the consideration of a text amendment removing ‘churches’ as an allowed use within the CBD District and adding ‘churches’ as a special land use within the B-1 and B-2 Districts. It was noted that a public hearing on the proposed text amendment would be tentatively scheduled for May.

9. In consideration for an agenda item, Larson introduced the application received for the proposed rezoning of a 66 ft x 132 ft parcel located at 723 East Michigan from “R-2” Single Family and Two Family Residential District to “B-2” General Business District. In review of the existing Master Plan for the Village of Paw Paw, it was determined that the subject property is currently located within the Low/Medium Density Residential Plan Classification and will require reclassification of the subject property to the Community Service Plan Classification in conjunction with the proposed rezoning. Consistent with applicable noticing requirements, the public hearing for the requested rezoning and required amendment to the Master Plan was tentatively scheduled for the July Planning Commission meeting.

**New Business:
Consideration for an
Agenda Item -
Rezoning Request**

10. Larson introduced a request by the Village Council to review/revise the existing fencing regulations applicable within the CBD Central Business District. She noted the Council’s concerns regarding the lack of regulation of fencing within the CBD District and its request for the development of standards that address the design and placement of fences consistent with the ‘downtown’ objectives set forth in the proposed Master Plan. A general discussion of existing fencing arrangements and typical downtown lot layouts ensued.

**New Business:
Fencing Regulations**

Harvey referenced the Recommended Review Process set forth in the Planning Commission Memo on ‘Fencing Regulations’ within the CBD District. It was noted that *Step 1 (Meeting 1)* of the review process would be placed on the May Planning Commission meeting agenda. Nielsen noted he would advise DDA members of the planned review of the fencing standards.

11. Larson noted that no ‘Ongoing Business’ had been scheduled for discussion.

Ongoing Business

12. Larson provided members with information (articles/websites) gathered regarding wind energy. **Member Comments**

13. Nielsen noted that he had secured a guest speaker to meet with the Commission regarding wind energy as requested and was ready to schedule same. The Planning Commission tentatively placed the matter on its June agenda. **Village Manager Comments**

Nielsen advised the Commission that the special land use permit application for a proposed church at 510 Old Lane had been withdrawn.

14. There being no further business to come before the Commission, the meeting was adjourned at 8:40 p.m. **Adjournment**