



Village of Paw Paw
Village Council Regular Meeting

Monday, July 13, 2026, 7 PM
Paw Paw District Library, Community Room
609 W. Michigan Ave, Paw Paw, MI 49079

Agenda

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call:** President Roman Plaszczyk; President Pro-Tem Douglas Craddock; Trustees Nicolas Martinez, David McQueen, Steve Richardson, and Donne Rohr.
- IV. Approval of Agenda**
- V. Approval of Minutes**
 - Regular meeting of June 22, 2026
- VI. Authorization to Pay Claims.** July 13, 2026 (Martinez, McQueen); July 27 (Rohr, Craddock)
- VII. Audience Participation (Limited to 3 minutes per speaker)**
- VIII. Council Member Comments**
- IX. Public Hearings: None**
- X. Action Items**
 - Approve Site Plan – Bronson Lakeview Hospital
 - Parks & Rec Board Appointment – Doug Hickock
 - Authorize work in R.O.W. – EGLE
 - Pay Request No. 9 – Milbocker
- XI. Workshop Items: None**

XII. Committee Meetings and Reports (committees may have items to bring to the council) *Estimated 30 minutes for all with next meeting dates.*

- Area Parks & Rec. Board (McQueen): Aug. 3 (date change) - **7 PM**
- Downtown Development Authority (Plaszczak): July 20 - **5:30 PM**
- Economic and Residential Opportunity (Plaszczak): July 16 - **4 PM**
- Farmers Market (Martinez): July 17 - **5 PM**
- Fire District Board (Craddock): Aug. 4 - **7 PM**
- Historical Commission (Plaszczak): Aug. 12 - **4 PM**
- Housing Commission (Rohr): July 20 - **3 PM**
- Maple Lake Preservation & Improvement (Plaszczak): Aug. 4 - **4 p.m.**
- Planning Commission (Martinez): Aug 6 - **7 PM**
- Wine & Harvest Board (Craddock): Aug 5 - **6 PM**

XIII. Council Member Comments

XIV. Manager & Departmental Reports

XV. Tabled Items Expected to come back before the Village Council

- Short Term Rentals
- Sidewalk Vendor Regulation

XVI. Adjournment

Notice to Public Attendees

If you would like to speak to the Village Council, please make your statements during the Audience Participation Period. Public comments are limited to **3 minutes** per speaker. Please note that this will not be a question-and-answer exchange. If you would like follow-up, provide your name and phone number/email on the sign-in sheet at the Clerk's table. The appropriate member of the Village Council or Village Staff will contact you.

Minutes

**Minutes, Paw Paw Village Council
Regular Meeting, June 22, 2026**

The Regular Village Council meeting of Monday, June 22, 2026, convened at 7:00p.m. at the Paw Paw District Library, Community Room. President Plaszcak presiding.

Meeting Convened

Present: President Roman Plaszcak, Pro Tem Douglas Craddock, Trustees Steve Richardson (excused), Nicolas Martinez, David McQueen and Donne Rohr. Also present: Village Manager Bryan Myrkle, Clerk Karla Tacy, DPS Director Tim Brandys and Police Chief Eric Rottman (in @7:33pm).

Members Present

Motion by Rohr with support from Martinez to approve the agenda as presented with the exception of moving the Closed Session to the end of meeting. All members present voting yes, motion carried.

Approval of Agenda

Motion by Martinez with support from Craddock to approve the regular meeting minutes of June 8, 2026. All members present voting yes, motion carried.

Approval of Minutes

Motion by Craddock with support from Rohr to approve claims for Monday, June 22, 2026, in the amount of \$553,455.29. All members present voting yes, motion carried.

Approval of Claims

Library Board member, Sharon Bennett, presented information regarding the Library Millage up for renewal on the August 4th ballot.

Audience Participation

Tammy Vandebos voiced her dismay regarding the noise from Warner concerts.

Jeannie Barnes questioned when the Briggs Dam would be open to the public.

None.

**Council Member
Comments:**

It was the consensus of Council to postpone further discussion on the Verdantis electrical engineering agreement until Manager Myrkle can obtain requested information.

**Action Items:
Verdantis Agreement**

Motion by Rohr with support from McQueen to approve pay request No. 1 from Lounsbury Excavating for the Elm St reconstruction project in the amount of \$101,518.70. All members present voting yes, motion carried.

**Elm St Project Pay
Request #1**

Motion by Rohr with support from Martinez to approve change order #3 submitted by Barr Engineering/Milbocker and Sons Inc regarding the Briggs Dam Replacement Project, for an increase of \$133,826.98. All members present voting yes, motion carried.

**Briggs Dam Pay Change
Order #3**

Motion by Rohr with support from Martinez to enter into closed session at 8:25pm to Consider the purchase or lease of real property up to the time an option to purchase or lease that real property is obtained MCL 267 of 1976 Section 8 (1) d.

**Closed Session:
Consideration of
Purchase or Lease of Real
Property**

**Minutes, Paw Paw Village Council
Regular Meeting, June 22, 2026**

Roll call vote: Martinez, McQueen, Rohr, Plaszczak and Craddock voting yes, motion carried.

Motion by Rohr with support from McQueen to exit the closed session and re-enter the regular the meeting at 8:35pm. Roll call vote: Martinez, McQueen, Rohr, Plaszczak and Craddock voting yes, motion carried.

Motion by Rohr with support from Craddock to make an offer to Paw Paw Public Schools to purchase the land currently being leased for wells #6 & 8 for an amount not to exceed \$45,000 (\$40,000 land, site survey, creation of new legal description and Village legal fees). Roll call vote: Craddock, Plaszczak, Rohr, McQueen and Martinez voting yes, motion carried.

The Parks & Rec Committee will be holding their next meeting July 13th at 5:30pm.

The DDA Board discussed a recent study conducted regarding possible later hours for downtown business.

The Economic and Residential Opportunity Committee is working on drafting a tax incentive policy.

None.

None.

None.

The Housing Commission has rescheduled their June meeting until June 29th at 3pm.

None.

None.

None.

President Plaszczak reports that the SWMI Amputee Association recently held a get together at Sunset Park to utilize the accessible kayak launch.

Trustee Martinez reports that the Farmers Market continues to grow and has been well attended. Martinez notes that he has received complaints from residents regarding the loud music from Warner Vineyards.

**Water Well Property
Purchase Offer**

**Committee Meetings
Parks and Rec**

DDA

**Economic & Residential
Opportunity**

Farmers Market

Fire Board

Historical Commission

Housing Commission

**Maple Lake
Preservation**

Planning Commission

Wine & Harvest

**Council Member
Comments:
Plaszczak**

Martinez

**Minutes, Paw Paw Village Council
Regular Meeting, June 22, 2026**

Trustee McQueen suggested that Warner Vineyards research dynamic sound control to help dampen the concert noise levels.

McQueen

The Bronson Lakeview ER expansion site plans will go to the Planning Commission at the beginning of July and then to Council. Manager Myrkle announced that the revisions to the Hazen St PUD and Brownfield Redevelopment Plan will hopefully be ready to present to Council next meeting. The Paw Paw Township's Planning Commission voted to extend SolAmerica's site plan authorization for the Village's potential solar project.

Manager Comments

DPS Director Brandys reports that the Kids Paradise bathrooms were recently vandalized. The first phase of the Elm St project is almost complete.

**Staff Comments
Brandys**

Chief Rottman reports that a suspect has been apprehended for the Kids Paradise vandalism. Chief Rottman would like to begin the process to purchase 3 encrypted radios for the PD cars and base station. He will not be in attendance at the next meeting.

Rottman

Motion by Craddock with support by McQueen to adjourn the meeting. All members present voting yes, motion carried. Meeting adjourned at 8:38pm.

Adjournment

Respectfully submitted:

Karla Tacy
Village Clerk

Roman Piaszczak
Village President

Site Plan
Bronson Lakeview

williams&works

engineers | surveyors | planners

MEMORANDUM

To: Village of Paw Paw Village Council
Date: July 10, 2026
From: Tricia Anderson, AICP
RE: **Bronson Lakeview Hospital Expansion – Site Plan Review**

Background. On July 2, the Planning Commission approved the special land use and forwarded a favorable recommendation to the Village Council for the approval of the final site plan for an expansion at the existing Bronson Lakeview Hospital, located at 408 Hazen Street. The project proposes the following improvements for the purpose of relocating its emergency department:

- A total of 10,675 square foot expansion consisting of an addition to the west and north side of the existing building for the purpose of relocating the emergency department and improving the hospital entrance, and locating a more permanent dock for the MRI trailer.
- Modifications to vehicle circulation and parking
- Addition of a permanent space for the MRI mobile trailer on the north side of the building, adjacent to expansion to the north.
- Exterior lighting
- Landscaping

As described in the Planning Commission memorandum dated June 22, 2026, the project proposes the expansion of a nonconforming building. The special land use requires the building to be 100' from any property line. Because the construction of the original building on this site likely predated this zoning requirement, it is now deemed a nonconforming building. In order for the project to proceed as proposed, a variance must be sought from Section 42-364(c)(2), Nonconforming Buildings or Structures, which states:

- 1) A nonconforming building/structure shall not be altered by expansion, extension, or enlargement unless each such expansion, extension, or enlargement is in conformity with the provisions of this section.*

In conformity would mean the 100' setback shall apply.

The Village Council will note that it approves the site plan, it would be subject to the conditions in this memorandum, one of which requires the approval of a variance prior to beginning any construction on the site.

Procedure. The Planning Commission made a recommendation to the Village Council, for the approval, with or without conditions, denial, or postponing action on the site plan. Section 42-402(1)f. gives the Village Council the authority to grant final approval of site plans:

Village council approval or disapproval. The Village Council shall have the function and power to approve or disapprove the site plan subject to compliance with such modifications and conditions as may be deemed necessary to carry out the purpose of these regulations and other ordinances or resolutions of the Village.

As noted above, the Planning Commission's recommendation for approval was subject to several conditions. One of the conditions was to make a modification to the drive aisle width to satisfy a fire department recommendation, prior to the Village Council's review of the site plan. The plans were revised accordingly.

Recommendation. At the July 13, 2026 meeting, we recommend that the Village Council carefully consider comments provided in our memorandum dated June 22, 2026, and any comments made at the meeting by the applicant, Village Council, Village Manager, and any others present. There is no requirement to seek a variance prior to final approval, and we are comfortable with this being handled as a condition of approval.

Based on the Planning Commission's recommendation and the site plan review standards that are met, or can be met on the site plan, **we are recommending that the Village Council grant final site plan approval for the expansion and associated improvements to the existing Bronson Lakeview Hospital**, subject to the recommended conditions below, along with any others the Village Council deems necessary:

1. Upon the conditional approval of the site plan by the Village Council, the Applicant shall submit an application to the Zoning Board of Appeals to request a variance from the required 100' setback and to allow the expansion of the nonconforming building. Should the variance be denied, the site plan review and special land use approval shall become null and void.
2. The applicant shall provide additional screening for the MRI canopy area, as determined by the Planning Commission.
3. Prior to the issuance of any permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
4. The approved site plan shall comply with all applicable federal, state, and county requirements, including the Van Buren County Drain Commission, prior to the issuance of a zoning permit or building permit for the hospital expansion, and prior to any grading or demolition work on the site.
5. The applicant shall address the requirements of the Paw Paw Fire Department and the Village of Paw Paw Department of Public Services, prior to commencing any work on site.
6. The applicant shall provide lighting information for the north side of the proposed expansion area, as well as lighting fixture specifications that demonstrate compliance with the Zoning Ordinance.

7. The applicant shall install landscaping in accordance with the approved landscape plan. If the landscaping is not installed at the time building occupancy is requested, the applicant shall provide a performance bond to the Village in the amount of the cost of the landscaping, as verified in a quote from the landscaping contractor. Upon quality completion of the landscaping installation in a time-frame agreed upon by the applicant and the Village Manager, the applicant shall be reimbursed the amount of the performance bond.

As always, please contact us if you have any questions.

williams&works

engineers | surveyors | planners

MEMORANDUM

To: Village of Paw Paw Planning Commission
Date: June 22, 2026
From: Tricia Anderson, AICP
RE: Site Plan Review/Special Land Use Permit – Bronson Hospital

Introduction. Eric Barkovich, of Hurley & Stewart, on behalf of Bronson Lakeview Hospital, has submitted an application for site plan review and special use review for a proposed expansion and related improvements for the existing hospital facility located at 408 Hazen Street (PPN 80-47-582-014-00). The purpose of this memorandum is to provide our analysis of the request pursuant to the requirements of the Village of Paw Paw Zoning Ordinance.

Background. The subject site shown in Figure 1 consists of four parcels as shown below:

408 Hazen St. – 80-47-582-014-00 – 5.6 acres

Unaddressed – 80-47-582-013-00 - .78 acres

Unaddressed – 80-47-582-012-00 - .68 acres

Unaddressed – 80-47-582-011-00 – 3.08 acres

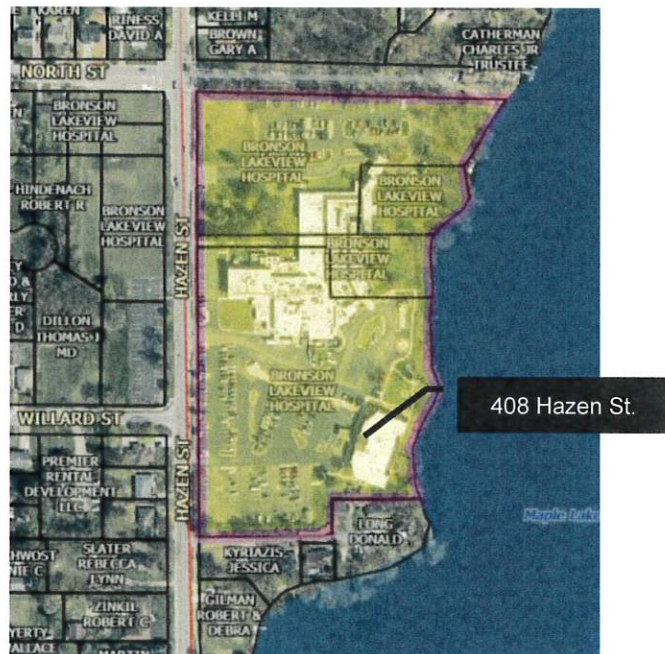


Figure 1 - General Location of Bronson Lakeview Campus

All parcels are within the RO, Restricted Office zoning district, where a hospital is a permitted use, subject to special land use approval. The property is accessible from the east side of Hazen Street between North Street and Willard Street. The surrounding land uses include residential to the north, south, and west, and Maple Lake to the east. Bronson Lakeview Hospital also owns property on the west side of Hazen Street between Willard Street and North Street, where some existing parking that serves the hospital is located. The hospital has been in this location since 1939, and was previously operated by Lakeview Community Hospital, which was publicly owned. In 2008, the facility became part of the larger Bronson Healthcare system. The Bronson Lakeview Hospital provides emergency care, in-patient, and outpatient services.

The hospital building in its present location likely predates the adoption of the special land use standards for hospitals in the Zoning Ordinance. The current Zoning Ordinance requires hospitals to be 100' from any property line, and the existing hospital building is located approximately 62' from the west property line along Hazen Street. This causes the building to be deemed a nonconforming structure.

Request. The applicant is requesting site plan and special land use approval for the following improvements to the subject site related to the expansion of the hospital facility:

- A total of 10,675 square foot expansion consisting of an addition to the west and north side of the existing building for the purpose of relocating the emergency department and improving the hospital entrance.
- Modifications to vehicle circulation and parking
- Addition of a permanent space for the MRI mobile trailer on the north side of the building, adjacent to expansion to the north.
- Exterior lighting
- Landscaping

As noted in the background section of this report, the existing building is considered a nonconforming structure. Section 42-364(c), Nonconforming Buildings or Structures indicates the following:

- 1) *Ordinary maintenance and repairs of a nonconforming building/structure which do not expand, extend or enlarge the nonconforming building/structure may be made.*
- 2) *A nonconforming building/structure shall not be altered by expansion, extension, or enlargement unless each such expansion, extension, or enlargement is in conformity with the provisions of this section.*
- 3) *In the event a nonconforming building/structure is damaged by fire, wind, or an act of God or the public enemy, the same may be rebuilt or repaired provided it does not exceed the size, floor area, height, and/or placement of the original building/structure and may not result in an increase of any nonconformity.*

Parts 1 and 2 of the above ordinance section indicate the prohibition of an expansion of the nonconforming structure, therefore, the applicant will also need to seek a variance in order for an approved site plan and special land use to be valid.

Procedures. The Planning Commission is tasked with the following:

1. Providing an approval, with or without conditions or denial of the special land use request.
2. Providing a recommendation to Village Council for the site plan for the approval, with or without conditions, or denial of the request for site plan approval.

The Planning Commission is the final reviewing authority on special land use requests, however, a recommendation to the Village Council is needed for the site plan approval, as the Village Council is the final reviewing authority for site plans.

If the Planning Commission believes that additional information is necessary to make an informed decision on the site plan and/or the special land use request, the recommendation would be for the Planning Commission to postpone its action until such information can be provided by the applicant.

As noted above, the approval of the special land use and site plan will need to be contingent upon the applicant seeking and being granted a variance by the Zoning Board of appeals. This can be completed following the site plan and special land use approvals, if the Planning Commission is comfortable with that path. If the variance is not granted, the site plan and special land use approval will not be valid.

Site Plan Review Requirements and Standards. Section 42-402 outlines the required site plan elements required to be shown on the plan. We have determined that the site plan is complete enough for our review and the Planning Commission's consideration. Table 1 provides the required site plan elements, as well as requirements from other ordinance sections relevant to additional requirement. Our review comments are shown in Table 1, with areas highlighted in pink that will require additional attention.

Table 1 – Site Plan Review Requirements

Section 42-402 - Site Plan Review	Met	Not Met	Comments
A scale of not less than one-inch equals 40 feet, if the subject property is less than three acres, and one-inch equals 100 feet if it is three acres or more.	x		No comments
Date, north point and scale.	x		No comments
The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties.	x		Provided.
The siting of all structures, including outside mechanical equipment, on the subject property and abutting properties.	x		Provided.

The location of each proposed structure in the development area, the use to be contained therein, the number of stories, gross building areas, distances between structures and lot lines, setback lines, and approximate location of vehicular entrances and loading points.	x	Provided. It should be noted that the special land use standards for a hospital require a 100' setback from property lines. As noted earlier in this report, the existing hospital building is situated about 62' from the Hazen Street property line, causing the structure to be nonconforming. As such, the applicant will need to seek a variance to expand a nonconforming structure, and the 100' setback.
The location of all existing and proposed drives and parking areas with the number of parking and/or loading spaces provided.	x	Provided
Location, height, and material of all walls, fences and screen plantings, including a general plan for the landscaping and/or screening of the development and the method by which the landscaping and/or screening is to be accomplished and maintained.	x	- Existing compactor is adjacent to the loading dock shown on Sheet C100. - A landscape plan is provided to indicate the proposed plantings.
The location and right-of-way widths of all abutting streets.	x	Provided.
Types of surfacing, such as paving, turfing or gravel to be used at the various locations.	x	Pavement and asphalt cross sections provided.
A stormwater disposal plan, including a grading plan, with topographic elevations of the site and surrounding area, showing the proposed method of stormwater disposal, and providing design criteria and calculations in accordance with criteria identified in subsection 42-402(3)q.	x	Existing storm infrastructure is provided on Sheet C300. Storm calculations must be provided for review by the VBCDC.
Size and location of proposed sewer and water lines and connections.	x	Utility plan provided including location of lines, connections, and pipe sizing.
The number of proposed units (for multiple-family developments).		Not applicable
Significant environmental features such as wetlands, shoreline, streams, woodlots, existing trees and vegetation.	x	The site abuts Maple Lake and is shown on Sheet C100.
Information as may be required by the planning commission and village	TBD	

council to assist in the consideration of the proposed development.			
The location, type and intensity of proposed exterior lighting.	x		Partially met. A lighting plan has been provided which indicates the site lighting on the west side of the building and proposed expansion, however, no lighting information is provided for the north side around the MRI trailer location. This should be clarified by the applicant.
Storm drainage controls	TBD by Van Buren County Drain Commission.		

Site Plan Review Standards. Section 42-402(4) lists the criteria to be met for site plan approval. This section also gives the Planning Commission authority to determine if one or more of the criteria are inapplicable. The criteria are below, along with our remarks.

- a. *The vehicular transportation system shall provide for circulation throughout the site and for efficient ingress and egress to all parts of the site by fire and safety equipment.*

Remarks: Vehicle circulation for an emergency department within a hospital is an important component to consider as it relates to potential vehicle conflicts with ambulance access and parking, drive aisles, and pedestrian access to the building. Sheet C600 provides the proposed traffic circulation patterns that are proposed. The site appears to propose a heavy signage package to direct the various vehicles and pedestrians that will maneuver the site.

The north/south entrance drive clearly depicts the "ambulance" pavement markings and signage is proposed to discourage passenger vehicles from using the ambulance drive connecting to the north entrance.

As it relates to fire access, the applicant provides a fire truck turning template on Sheet C600, however, it does not demonstrate access to the south side of the building. The applicant should seek a recommendation from the fire department before the fire circulation and access is deemed adequate.

The Planning Commission may find that this standard may be met upon approval by the Fire Department.

- b. *Pedestrian walkways shall be provided as deemed necessary by the planning commission for separating pedestrian and vehicular traffic.*

Remarks: Sheet C100 provides a full snapshot of the site, including the pedestrian crossings on Hazen Street that allow safer crossing from the parking lot across the street. The parking areas contain pavement markings to signify pedestrian movements in specific locations.

The Planning Commission may find that this standard is met.

- c. *Recreation and open space areas shall be provided in all multiple-family residential developments.*

Remarks: This standard is not applicable.

- d. *The site plan shall comply with the district requirements for minimum floor space, height of building, lot size, yard space, density and all other requirements as set forth in this chapter, unless otherwise provided.*

Remarks: Dimensions such as setbacks, building height, building dimensions and floor areas for expansion areas have all been provided on Sheet C100 of the site plan submittal. The architectural plan provides the building height at 24 feet.

As indicated throughout this report, the nonconforming status of the existing building due to the 100-foot setback requirement is a challenge that can be overcome if a variance is granted from that requirement, as well as the requirement that prohibits the expansion of a nonconforming structure. As detailed in Table 2 below, the language in the Zoning Ordinance makes it clear that nonconforming structures shall not be expanded unless such expansion meets the dimensional requirements.

Again, we recommend that the applicant request a variance to reduce the 100-foot setback requirement and to allow the expansion of a nonconforming structure. The Planning Commission may decide to postpone a decision on the site plan and special land use request until such variance is granted, or make a recommendation on the site plan and approve the special land use subject to the condition that a variance shall be granted in order for the approvals to be valid. The latter would move the project along a bit faster.

This should be discussed with the applicant.

The Planning Commission may find that this standard is *may be met if a variance is granted*.

- e. *The requirements for fencing, walks, and other protective barriers shall be complied with as provided in this [chapter] and as deemed appropriate by the planning commission.*

Remarks: The site proposes several pedestrian walkways in addition to those already in place. The site contains some existing fencing around the equipment area adjacent to the loading dock. The site plan also indicates several points where signage is proposed to direct pedestrian and vehicular traffic.

The Planning Commission may find that this standard is met.

- f. *The site plan shall provide for adequate storage and loading space for the use therein.*

Remarks: The parking for the hospital campus is shared throughout the parcels that make up the campus, along with parcels on the west side of Hazen Street that contain parking spaces. Parking calculations are shown on Sheet C100, and all parking areas that serve the hospital campus are depicted. The single loading dock serves as the loading space for the hospital.

The Planning Commission may find that this standard is met.

- g. *Security measures shall be provided as deemed necessary by the police chief for resident protection in all multiple-family residential developments.*

Remarks: This standard is not applicable.

- h. *Fire protection measures shall be provided as deemed necessary by the fire chief in conformance with all applicable laws of the state for the protection of residents and/or occupants of the structures.*

Remarks: The site plan has not yet been reviewed by the Village Fire Department. This is a recommended condition.

The Planning Commission may find that this standard *may be met* upon Fire Department review/approval.

- i. *The site plan shall comply with all requirements of the applicable zoning district, unless otherwise provided.*

Remarks: As noted above, dimensional requirements are met with the exception of the 100' setback as required by Section 42-367(14). The proposed height also appears to meet the maximum of the R-O district.

The Planning Commission may find that this standard *may be met if a variance is granted*.

Special Land Use Requirements. The RO, Restricted Office district expressly names hospitals as a special land use. Section 42-367(14) provides the standards which must all be met for the special land use permit to be granted. These standards are shown in Table 2, along with our remarks.

Table 2 – Special Land Use Standards

Hospitals Section 42-367(14)	Met	Not Met	Comments
a. Minimum lot area shall be ten acres	x		The total land area for the entire hospital campus equates to 10.14 acres.
b. The lot location shall be such that at least one property line abuts a major thoroughfare. The ingress and egress for off-street parking facilities for guests and patients shall be directly from said major thoroughfare.	x		All entrances to the site are located along Hazen Street.

Minimum main and accessory building setback shall be 100 feet.		The main hospital building is situated approximately 62 feet from the front property line. The building has been in place for several decades and potentially predates the special land use regulations in this Section. Because the building does not meet the current setback, it causes the existing building to be considered nonconforming. x Section 42-364, Nonconforming Uses, Structures, or Combinations, part (c)(2), Nonconforming Buildings or Structures indicates the following limitation: <i>A nonconforming building/structure shall not be altered by expansion, extension, or enlargement unless each such expansion, extension, or enlargement is in conformity with the provisions of this section.</i> As indicated in other areas of this report, the applicant must seek a variance to be relieved of this setback, along with the prohibition of the expansion of nonconforming structures.
c. Ambulance entrances, MRI or similar vehicles, helicopter pads and/or emergency entrance areas shall be visually screened from the view of adjacent residential uses by a structure or by a masonry wall of six feet or more in height.		x While not shown on the site plan, an existing helicopter pad is located on the site. It does not appear to contain any visual screening. The MRI vehicle is proposed on the northern building addition. It is difficult to see on the architectural plans whether it will be enclosed. The architectural drawing shows it as a "canopy", however, it is unclear whether it is screened from view with a masonry wall. Additionally, the architectural drawings provide "alternate" designs, which makes it difficult to determine which one is being proposed. The Planning Commission may determine whether to require screening around the helipad. The applicant should clarify what type of screening (if any) is proposed for the MRI vehicle.
d. No power plant or laundry exclusively serving the medical facility shall be located nearer than 300 feet to any adjacent residential use.		x The site plan does not indicate the location of a power plant or any laundry that exclusively serves the hospital.

Recommendation. It is recommended that the Planning Commission carefully consider comments made at the public hearing both from the public and the applicant, as well as comments from staff and those outlined in this report. The Planning Commission may wish to determine whether the applicant should apply for a variance before returning to the Planning Commission, of if it may be comfortable with a conditional recommendation for approval subject

to a variance being granted from the 100-foot setback and to allow the expansion of a nonconforming structure. In an effort to keep the project moving, we recommend the latter option.

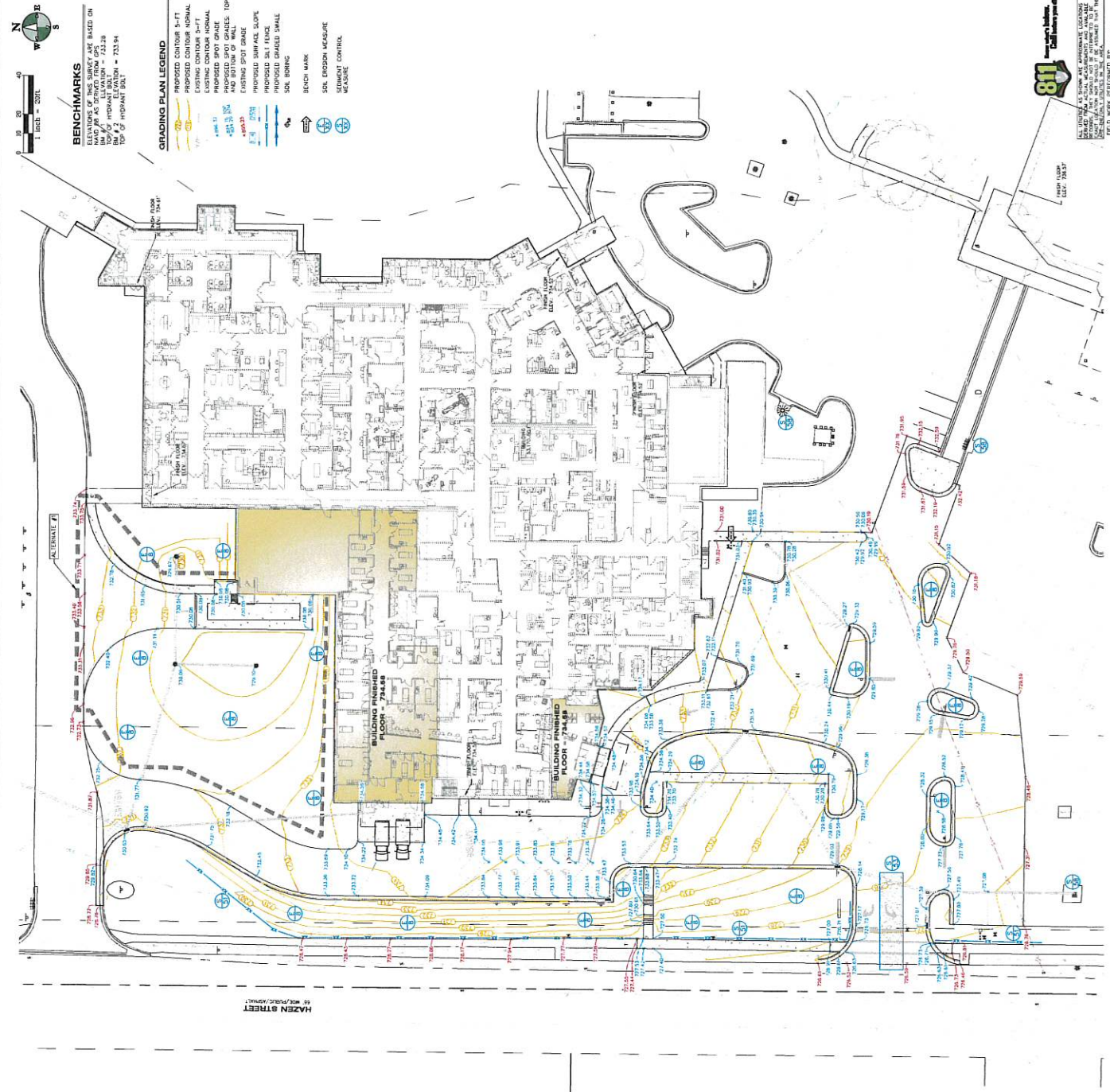
If the Planning Commission is inclined to make a decision on the site plan and special land use at the upcoming meeting, we recommend that it be subject to the following conditions:

1. Upon the conditional approval of the site plan by the Village Council, the Applicant shall submit an application to the Zoning Board of Appeals to request a variance from the required 100' setback and to allow the expansion of the nonconforming building. Should the variance be denied, the site plan review and special land use approval shall become null and void.
2. The applicant shall provide additional screening for the MRI canopy area, as determined by the Planning Commission.
3. Prior to the issuance of any permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
4. The approved site plan shall comply with all applicable federal, state, and county requirements, including the Van Buren County Drain Commission, prior to the issuance of a zoning permit or building permit for the hospital expansion, and prior to any grading or demolition work on the site.
5. The applicant shall address the requirements of the Paw Paw Fire Department and the Village of Paw Paw Department of Public Services, prior to commencing any work on site.
6. The applicant shall provide lighting information for the north side of the proposed expansion area, as well as lighting fixture specifications that demonstrate compliance with the Zoning Ordinance.
7. The applicant shall install landscaping in accordance with the approved landscape plan. If the landscaping is not installed at the time building occupancy is requested, the applicant shall provide a performance bond to the Village in the amount of the cost of the landscaping, as verified in a quote from the landscaping contractor. Upon quality completion of the landscaping installation in a time-frame agreed upon by the applicant and the Village Manager, the applicant shall be reimbursed the amount of the performance bond.

As always, we are available for any questions.



KEY	SYMBOL	WHERE USED
E8		Inductive material placed in areas where the ground is not intended for future planting.
E9		On exposed areas, near paved areas, new areas before, and areas subject to erosion.
S51		Use adjacent to other areas to prevent surface water from being carried into them.
S53		Use adjacent to other areas to prevent surface water from being carried into them.
S58		Use of stormwater pipe, stormwater collection area.

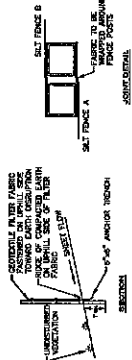
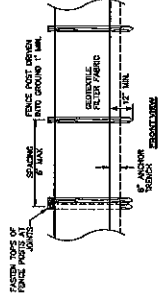
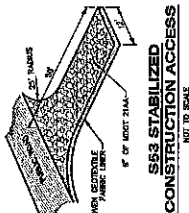
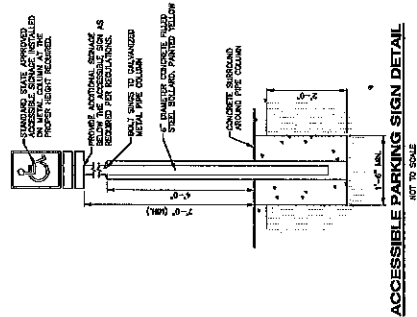
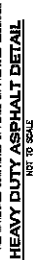


811 Call before you dig.

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THE SHOWN UTILITIES IN THE AREA.

SEE D. MCGRAW SEPTICONTACT, INC.

1. THE SUB-GRADE MATERIALS SHALL BE PROOF ROLLED AND COMPACTED PRIOR TO THE PLACEMENT OF THE MATERIALS. WHEN ROLLING AND COMPACTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE MATERIALS SHALL BE PROOF ROLLED AND COMPACTED WITHIN THE SPECIFIED TIME FRAME.
2. UNLESS NOTED OTHERWISE IN THE CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
3. ALL FILLING AND SUBGRADE MATERIALS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING CONSULTANT'S RECOMMENDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.



S51 SILT FENCE DETAIL

"E2" CURB DETAIL
NOT TO SCALE

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS
BASED FROM Aerial, SATELLITE AND AVAILABLE
RECORDS. ANY SUCH ACT BE RESPONSIBLE TO BE
CAREY LOCATION AND SHOULD IT BE ASSURED THAT THE
ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY:
LANDTECH PROFESSIONAL SURVEYING

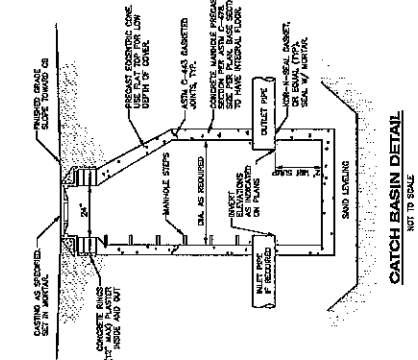
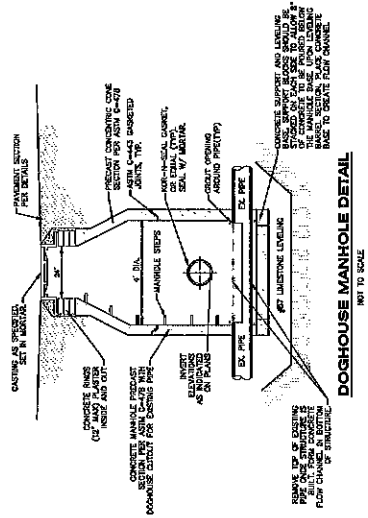
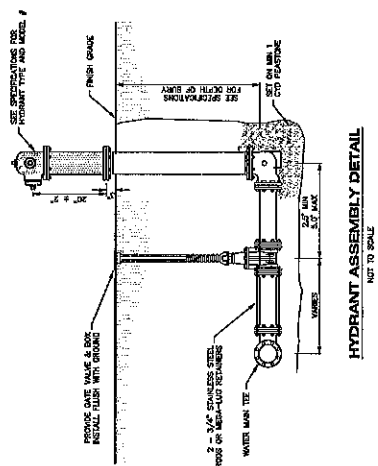
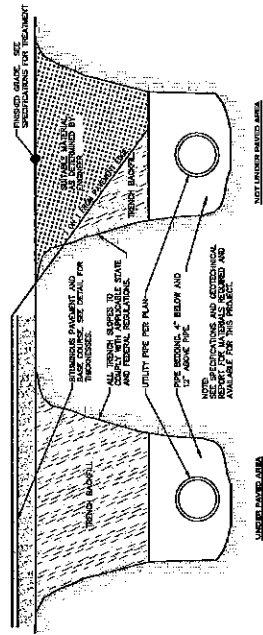
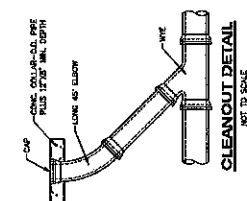
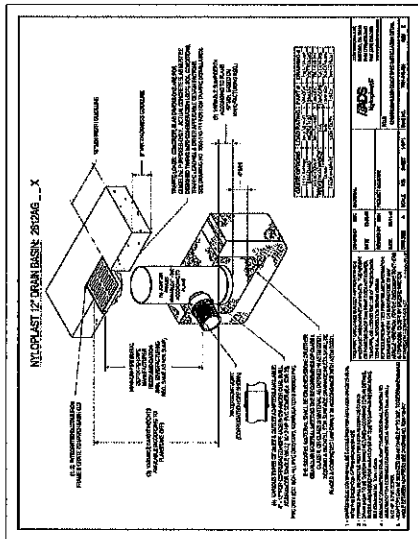
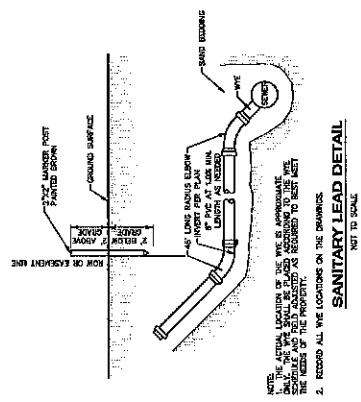
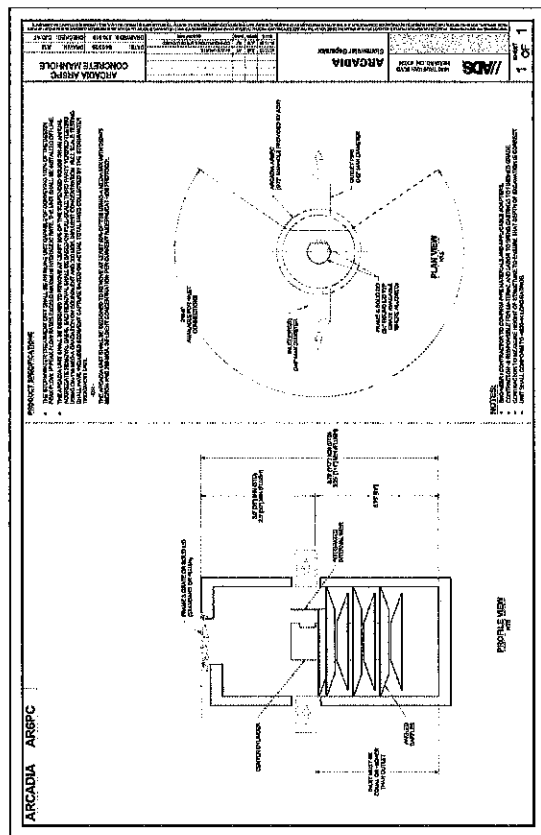
ISSUED FOR SITE PLAN REVIEW - 08/04/2026

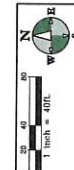
BRONSON HEALTHCARE
LAKE VIEW ED RELOCATION
408 HAZEN STREET
PAWPAW, MICHIGAN 49781

[illegible]

SITE DETAILS

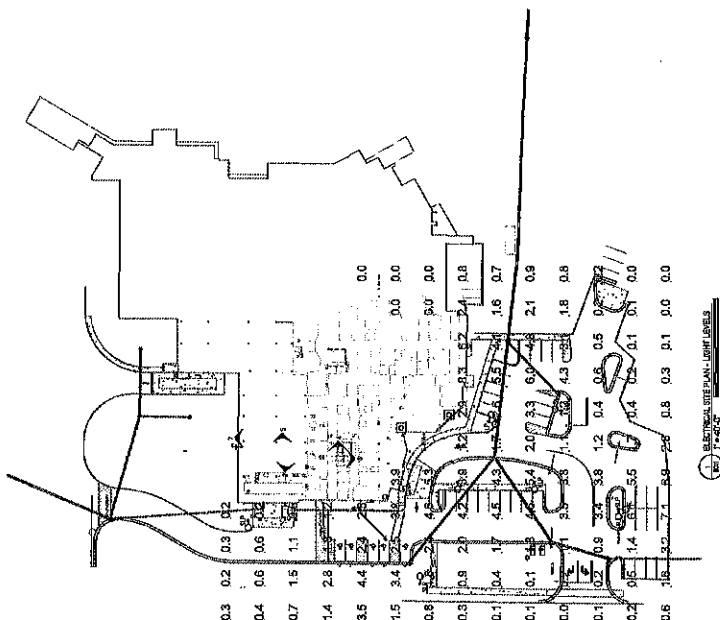
C400





LIGHTING REPORT TABLE

Avg. (°C)	Max. (°C)	Min. (°C)	Avg. (mm)	Min/Avg	Max/Avg	Max/Min
20.3	8.3	0.1	20.3	0.05	4.09	83

[illegible]

Parks & Rec Board Appointment



Village of Paw Paw
Boards & Commissions Application

Name Doug Hickok Phone 269-806-4208
Address 52601 Sheridan Rd. Paw Paw Mi. 49079
Email Vicky.Hickok1226@Outlook.com

Do you live in Paw Paw? ☒ Yes ☐ No If so, how long? 65+ years

To which board/commission are you seeking membership?

- | | |
|--|--|
| ☐ Downtown Development Authority | ☐ Planning Commission |
| ☐ Farmer's Market | ☐ Wine & Harvest Festival |
| ☐ Historical Commission | ☐ Zoning Board of Appeals |
| ☐ Miller Court Housing | ☐ Other _____ |
| ☒ Parks & Recreation Board | |

I am interested in joining the board because I have lived in this community for more than 65 years and believe strongly in giving back. My wife and I met in high school in Paw Paw and will celebrate our 50th wedding anniversary next year. We raised our three sons here, and I have served on the Lake Association board for more than four years. Throughout my career, I worked in industrial machine maintenance and building envelope services. Now retired, my wife and I enjoy living on Maple Lake, spending time with our grandchildren, and traveling. It would be an honor to serve on the Parks and Recreation Board. Thank you for your time and consideration.

Doug Hickok

General Meeting Schedule

Downtown Development Authority – 3rd Monday of the Month

Farmer's Market – 1st Monday of the Month

Historical Commission – 5th Wednesdays

Miller Court Housing – 3rd Monday of the Month

Parks & Recreation Board – 1st Monday of the Month

Planning Commission – 1st Thursday of the Month

Wine & Harvest Festival – 1st Wednesdays

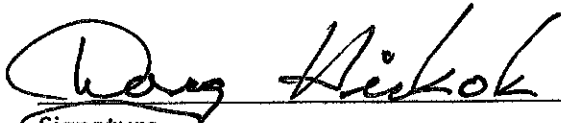
Zoning Board of Appeals – 1st Mondays

It is expected that you will strive to attend all scheduled meetings and will properly notify the board or commission chairperson if you will not be able to attend a meeting as soon as you become aware you will not make the meeting.

All members are expected to act with integrity and honesty and to refrain from any decisions in which they have a conflict of interest. Please reach out to the Village Manager or to the chairperson of your board if you have any questions or concerns.

Some commissions and boards have bylaws that govern the proceedings of the board. These should be followed at all times.

By signing below, you acknowledge that you understand and agree to the above.

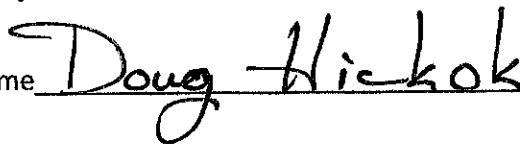


Signature

7-6-2026

Date

Printed Name



Thank you!

Questions?

Will Joseph- Manager

269-657-3148

w.joseph@pawpaw.net

Authorize work in R.O.W.

EGL

Village of Paw Paw MICHIGAN

Memorandum

To: Village Council
From: Bryan Myrkle, Village Manager
Re: Request for permission to conduct work in the R.O.W. -- EGLE
Date: July 10, 2026

Background

This request for authorization for EGLE to conduct work in the Right-of-Way relates to the property where Dollar General is located. As you likely know, prior to it becoming home to Dollar General, it was the site of a commercial laundry service.

There is a groundwater plume of contaminants from that earlier use that is migrating west and slightly north toward Maple Lake. EGLE has yet to determine the full extent of the contamination. Its proposed work now is to inject a liquid solution containing microorganisms that would 'eat' the contaminated materials in the groundwater. For this work, EGLE will need to install new wells to inject the organisms and their supplemental food. The injections would take place perpendicularly to the direction of the groundwater plume to create an underground barrier or capture zone to remediate the site.

It will take several years for these microorganisms to fully rid the site of all the contamination, and EGLE will be monitoring the results. They have already conducted a pilot study and the results were favorable. In addition to the Right of Way access EGLE will need around this site, they will also need a significant amount of water from a nearby fire hydrant or other connection. EGLE has contracted with the firm DLZ to supervise the work which will be performed by Job Site Services.

Recommendation

Authorize EGLE to perform environmental remediation work in the Village of Paw Paw Right-of-Way.

PART 201 CONSENT TO ENTER PRIVATE PROPERTY FORM

Various Rights-of-Way, Village of Paw Paw - E. Michigan Avenue (Red Arrow Highway); Van Buren Street; North Van Buren Street; Pine Street; Brown Street; North Brown Street; Cedar Street; Lagrave Street; North Lagrave Street; Niles Street; North Niles Street; Drew Street; Dykeman Street; North Dyckman Street; North Kalamazoo Street; North Street; North Gremps Street; Elm Street; 38360 Paw Paw Road

Print Name

Title

Business Name *[if applicable]*

Street Address

City

State

Zip Code

Telephone Number

I, _____ owner of (or representative authorized by the owner to grant access to the property(ies) described (Property), having been informed of the request by the Department of Environment, Great Lakes, and Energy (EGLE) to conduct response activities on the Property, hereby voluntarily permit and authorize EGLE, its employees, contractors, or authorized representatives to enter, and if necessary re-enter, the Property to undertake response activities, including but not limited to, installing soil borings, taking soil samples, conduct pilot study investigation and injections, and installing one or more monitoring wells. This access is also necessary to collect groundwater samples, survey, measure static water levels, conduct one or more pump tests, and conduct other field assessment activities at the existing and/or newly installed monitoring well(s). This access may also be necessary in order to take photographs and/or videotape of this Property.

I understand that EGLE has the authority pursuant to Section 20117 of Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), to enter public or private property at all reasonable times for purposes that include, but are not limited to, investigating the existence, origin, nature, or extent of a release or threatened release of a hazardous substance into the environment.

The due care provisions in Section 20107a(1) of the NREPA, in part provide that a person who owns or operates Property that he or she has knowledge is a facility shall provide reasonable cooperation, assistance, and access to the persons that are authorized to conduct response activities at the facility, including the cooperation and access necessary for the installation, integrity, operation, and maintenance of any complete or partial response activity at the facility. I understand that the access granted herein covers a portion of the due care obligations that I, as an owner (or representative authorized by the owner to act on his or her behalf for this access) have pursuant to Section 20107a(1) of the NREPA.

I understand that I am entitled to accompany EGLE, its employees, contractors, or authorized representatives during these activities; to participate in the collection of any split samples taken as part of these activities; and, if I so request, to receive a copy of any sample analysis results, photographs, or videotapes taken as part of these activities. I agree to comply with the requirements of any EGLE health and safety plan while on the Property during these sampling activities.

I agree that the duration of this entry authorization shall be of such reasonable length to enable EGLE, its employees, contractors, or authorized representatives to satisfactorily complete the activities described above. If I choose to revoke this entry authorization, I agree that I will provide a revocation of entry in writing to Mr. David Harn, District Supervisor, Kalamazoo District Office, Remediation and Redevelopment Division, EGLE, 7953 Adobe Road, Kalamazoo, Michigan 49009, at least thirty (30) days prior to the effective date of the revocation of entry authorization. I agree that the duration of this entry authorization shall continue until either I revoke it, or the activities described above are completed. I also agree that as long as this entry authorization remains in force, I will not interfere with, interrupt, change, or otherwise disturb any systems or equipment installed or utilized by EGLE, its employees, contractors, or authorized representatives.

Upon completion of the response activities performed pursuant to this Part 201 Consent to Enter Private Property Form, EGLE will undertake reasonable efforts to restore the Property to the conditions that existed at the time this access was granted including any property, vegetation, and structures damaged by EGLE. EGLE will properly abandon any monitor wells installed by EGLE or its contractors on the Property within a reasonable time following completion of the other response activities to be performed. I understand that EGLE's contractors are required through their contract with the State of Michigan to carry certain insurance coverages with respect to their activities.

This voluntary written permission is granted to the Department of Environment, Great Lakes, and Energy by:

Signature of Property Owner or Authorized Representative

Date

Business Name *[if applicable]*

Pay Request No. 9
Millbocker



Progress Estimate

Contractor's Application

For (Contract):						Briggs Dam Repair, Village of Paw Paw						Application Number:		9	
Application Period:						April-26						Application Date:		6/24/2026	
A				B		C	D	E	F						
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + B)	% (F / B)	Balance to Finish (B - F)				
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)										
G1	Mobilization And Demobilization	1	LS	\$250,000.00	\$250,000.00	1.00	\$250,000.00		\$250,000.00	100.0%					
G2	Water Control	1	LS	\$350,000.00	\$350,000.00	1.00	\$350,000.00		\$350,000.00	100.0%					
G3	Temporary Erosion Control	1	LS	\$12,000.00	\$12,000.00	1.00	\$12,000.00		\$12,000.00	100.0%					
G4	Clearing And Grubbing	1	LS	\$30,000.00	\$30,000.00	1.00	\$30,000.00		\$30,000.00	100.0%					
G6	Seeding, Mulching, And Erosion Control	1	LS	\$25,000.00	\$25,000.00	1.00	\$25,000.00		\$25,000.00	100.0%					
A1	Demolition/Removal Pedestrian Walkway & Canopy, Misc.	1	LS	\$325,000.00	\$325,000.00	1.00	\$325,000.00		\$325,000.00	100.0%					
A2	Demolition (Spillway)	1	LS	\$375,000.00	\$375,000.00	1.00	\$375,000.00		\$375,000.00	100.0%					
A3	Demolition (Retaining Walls)	1	LS	\$250,000.00	\$250,000.00	1.00	\$250,000.00		\$250,000.00	100.0%					
A4	Excavation	1	LS	\$200,000.00	\$200,000.00	1.00	\$200,000.00		\$200,000.00	100.0%					
A5	Sediment Removal And Disposal	190	CY	\$30.00	\$5,700.00	190.00	\$5,700.00		\$5,700.00	100.0%					
A6	MDOT 21AA	210	CY	\$40.00	\$8,400.00	210.00	\$8,400.00		\$8,400.00	100.0%					
A7	Fine Filter (Backfill)	250	CY	\$35.00	\$8,750.00	250.00	\$8,750.00		\$8,750.00	100.0%					
A8	Drain System	193	LF	\$25.00	\$4,825.00	193.00	\$4,825.00		\$4,825.00	100.0%					
A9	Embankment Fill (Walkway)	1	LS	\$2,500.00	\$2,500.00	1.00	\$2,500.00		\$2,500.00	100.0%					
A10	Reinforced Concrete Vertical (Spillway)	74	CY	\$450.00	\$33,300.00	74.00	\$33,300.00		\$33,300.00	100.0%					
A11	Reinforced Concrete (Spillway Weir)	101	CY	\$500.00	\$50,500.00	101.00	\$50,500.00		\$50,500.00	100.0%					
A12	Reinforced Concrete Floor (Spillway)	249	CY	\$425.00	\$105,825.00	249.00	\$105,825.00		\$105,825.00	100.0%					
A13	Reinforced Concrete Vertical (Retaining Wall)	57	CY	\$350.00	\$19,950.00	57.00	\$19,950.00		\$19,950.00	100.0%					
A14	Reinforced Concrete Footings (Retaining Wall)	78	CY	\$300.00	\$23,400.00	78.00	\$23,400.00		\$23,400.00	100.0%					
A15	Spillway Backfill	1	LS	\$20,000.00	\$20,000.00	1.00	\$20,000.00		\$20,000.00	100.0%					
A16	Cutoff Wall	515	SF	\$25.00	\$12,875.00	515.00	\$12,875.00		\$12,875.00	100.0%					
A17	Steel Sheet Pile Retaining Wall	1405	SF	\$50.00	\$70,250.00	1405.00	\$70,250.00		\$70,250.00	100.0%					
A18	Steel Sheet Pile Connections	2	EACH	\$1,000.00	\$2,000.00	2.00	\$2,000.00		\$2,000.00	100.0%					
A19	Embankment Riprap	75	CY	\$280.00	\$21,000.00	75.00	\$21,000.00		\$21,000.00	100.0%					
A20	Channel Riprap	88	CY	\$350.00	\$30,800.00	88.00	\$30,800.00		\$30,800.00	100.0%					
A21	Fine Filter	89	CY	\$40.00	\$3,560.00	89.00	\$3,560.00		\$3,560.00	100.0%					
A22	Coarse Filter	98	CY	\$85.00	\$8,330.00	98.00	\$8,330.00		\$8,330.00	100.0%					
A23	MDOT 3X1	33	CY	\$165.00	\$5,445.00	33.00	\$5,445.00		\$5,445.00	100.0%					
B1	Pedestrian Abutments	2	EACH	\$5,000.00	\$10,000.00	2.00	\$10,000.00		\$10,000.00	100.0%					
B2	Pedestrian Bridge Installation	1	EACH	\$35,000.00	\$35,000.00	1.00	\$35,000.00		\$35,000.00	100.0%					
SR1	Topsoil	1	LS	\$15,000.00	\$15,000.00	1.00	\$15,000.00		\$15,000.00	100.0%					
SR2	Trail Construction	161	LF	\$35.00	\$5,635.00	161.00	\$5,635.00		\$5,635.00	100.0%					

Progress Estimate

Contractor's Application

For (Contract): Briggs Dam Repair, Village of Paw Paw						Application Number: 9					
Application Period: April-26						Application Date: 6/24/2026					
A					B	C	D	E	F		
Item			Contract Information			Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description		Item Quantity	Units	Unit Price						
C03	Sediment Removal And Disposal		1	LS	\$15,608.22	\$15,608.22	1.00	\$15,608.22	\$15,608.22	100.0%	
C02	Backfill, Cap & Backfills		1	LS	\$34,325.00	\$34,325.00	1.00	\$34,325.00	\$34,325.00	100.0%	
C01	Extra Work for Subgrade Work		1	LS	\$99,501.98	\$99,501.98	1.00	\$99,501.98	\$99,501.98	100.0%	
Totals						\$2,469,480.20		\$2,469,480.20	\$2,469,480.20	100.0%	

Original Contract = \$2,320,045.00

Current Contract = \$2,469,480.20

Updates & Reports

Village of Paw Paw MICHIGAN

Memorandum

To: Village Council
From: Bryan Myrkle, Village Manager
Re: Village Manager's Report for July 13, 2026
Date: July 10, 2026

Updates & Reports

- **M-40 Reconstruction and bridge replacements** – The Village of Paw Paw was recently notified by MDOT that the planned reconstruction of M-40, rescheduled for 2030, has been rescheduled again, this time for 2028. As you likely remember, this is an extensive project that would reconstruct M-40 through the Village, including the replacement of two bridges, one over the Paw Paw River near Warner Vineyards, and the other over I-94. The original plan included the installation of roundabouts similar to those in Mattawan, however MDOT has indicated that some details of the plan may be changed or updated.

This poses some challenges for the Village as we had originally planned to coordinate water main replacement with this project, but it was set aside when it was determined to be impractical to undertake separately on our own. Now we will have to work on resurrecting that portion of the project as it remains the most opportune time to do it.

We will keep you informed as the project begins to take shape (again).

- **Hawthorne Meadows** – I have continued to work with the developers have the Hawthorne Meadows housing project (Hazen St) and Van Buren County to finalize the many details of that project and its funding. The conversations have been extremely productive, and we hope to make a significant presentation on the project at one of your next meetings.

-
- **Code Enforcement** – Because the Village’s current code enforcement official has indicated that he will retire from this responsibility after this summer, Chief Rottman and I have been searching for potential replacements. We are interviewing a number of interested parties and will be making a recommendation on this to the Village Council at an upcoming meeting. There is a high likelihood that this will transition to a contractual position rather than an employee.
 - **Advanced Metering** – The Village received two proposals for the installation of advanced electrical meters. These are complex proposals and we are working to evaluate them so as to make a recommendation to Council, most likely at your July 27 meeting.
 - **Economic and Residential Opportunity Committee** – This committee has been meeting regularly to create and recommend a method for the Village to evaluate proposals for tax incentive supported developments. The purpose of the policy would be to enact protections for the Village that both reduce any potential risks to the Village so as to increase the comfort level with using these tools. A great deal of progress has been made and the committee expects to make a presentation of the proposed policy to the Village Council in the near future.