

**Minutes, Paw Paw Planning Commission
Special Meeting, March 15, 2021**

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| 1. | The Planning Commission meeting of Monday, March 15, 2021 convened at 7:00 p.m. Chairperson Larson presiding. The Planning Commission meeting was conducted through electronic remote access. | Meeting Convened |
| 2. | Present: Larson, Bogen, Brown, Hellwege, Jarvis, Palenick, and Pioch. Also Present: Village Manager, Sarah Moyer-Cale, Village Planning Consultant, Rebecca Harvey. | Members Present |
| 3. | Motion by Pioch, supported by Bogen, to approve the agenda as presented. All members present voting yes. The motion carried . | Approval of Agenda |
| 4. | Motion by Jarvis, supported by Palenick, to approve the minutes of the regular Planning Commission meeting of February 4, 2021, as presented. All members present voting yes. The motion carried . | Approval of Minutes |
| 5. | No public comment regarding non-agenda items was offered. | Public Comment |
| 6. | Larson stated that no Public Hearing Item is scheduled for consideration. | Public Hearing Items |
| 7. | Larson stated that the next item for consideration is the request by Kris Nelson, Schley Nelson Architects, for Pre-Application Review of the proposed construction of the Paw Paw Fire Station on approximately 4 acres located on the west side of South Gremps, opposite Fadel Street. The subject property is within the Village Revitalization Area PUD District. | New Business:
Pre-Application Review – Paw Paw Fire Station |

Kris Nelson, project architect, Don Stull, Township Supervisor, Jim Jackson, Fire Chief and several members of the Paw Paw Fire Department were present on behalf of the application. Nelson provided a comprehensive overview of the study conducted in evaluating and selecting the proposed project site. He explained that the evaluation of responses within the district supported keeping the fire station within the Village core.

Nelson then presented a conceptual site plan for the fire station, emphasizing and provided detail on the following elements:

- : location and boundaries of the project site;
- : surrounding zoning/land use;
- : design elements incorporated to be responsive to the VRA-PUD District;
- : primary access – Gremps; secondary access – Ampey Road;
- : fire truck route – Fadel St to Kalamazoo Ave with a controlled signal;
- : parking area designed for peak events;

: 19,000 + sq ft building (including floor plan and building elevations);
: training area; gallery/museum; building entries; 40 ft tower height; public/pavilion space; building exteriors; 100 ft tall radio tower.

A 3D animated presentation of the site plan was offered to provide additional understanding of the proposal.

Nelson noted that the Ampey Road access/easement, site utilities, and stormwater management design are not detailed on the preliminary plan.

Bogan observed that the parking area was excessive for the use/property; Nelson explained estimated parking demands associated with use of the fire station for elections, banquets, classes, and other fire department related activities.

Larson requested detail on the use and design of the proposed 'training area'; Nelson provided a schematic of the training structure envisioned, noting the structure would be permanent; approximately 40 ft in height; and would be used 3-4 times/month. Assistant Chief DeGroff explained the value of having a controlled area for training nearby and the impact same will have on insurance ratings for nearby businesses.

Larson questioned the envisioned use of the 'public area'; Nelson noted anticipated use of the public area by students/school tours and the general public (as civic space).

Planning Commission feedback on key design elements included:

- : general support for building setback, noting a safer exit of site for cross-vehicular and -pedestrian traffic;
- : concern with location/use of proposed Ampey Road access;
- : support efforts to reduce size of paved parking lot (number of spaces); use of alternate approaches desired;
- : support lot coverage and storm water management design that is responsive to the natural features of the property/area;
- : use of metal on building exterior not allowed in the District; concern that the north building elevation is blank and faces (partially) the Paw Paw Brewery outdoor seating area

Nelson thanked the Commission for the review comments, noting they have the direction needed to proceed with the project design. In a discussion of 'next steps', Nelson explained that the Pre-Application Review was needed to develop a project budget (scheduled for approval in April). They will then proceed with development of the Preliminary Plan for Planning

Commission consideration, likely in August.

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| 8. | Larson stated that no Ongoing Business is scheduled for consideration. | Ongoing Business |
| 9. | Larson referenced the draft 2020 Annual Report distributed and requested Planning Commission review of same for discussion and action in April.

Bogen questioned the accessory building setback requirements on a lot with road frontage on 3 sides. He opined that the applicable setback requirements seem restrictive given the nonconforming setback patterns that exist in the Village. | Member Comments |
| 10. | No staff comments were offered. | Village Manager/
Planning Consultant |
| 12. | There being no further business to come before the Commission, the meeting was adjourned at 8:47 p.m. | Adjournment |