

**Minutes, Paw Paw Planning Commission
Regular Meeting, March 3, 2022**

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| 1. | The regular Planning Commission meeting of Thursday, March 3, 2022 convened at 7:00 p.m. at 114 N. Gremps, Paw Paw, Michigan. Chairperson Larson presiding. | Meeting Convened |
| 2. | Present: Larson, Bogen, Brown, Nottingham, Palenick, and Pioch. Also present: Village Manager, Will Joseph and Village Planning Consultant, Rebecca Harvey. | Members Present |
| 3. | Motion by Bogen, supported by Nottingham, to approve the agenda as presented. All members present voting yes. The motion carried . | Approval of Agenda |
| 4. | Motion by Pioch, supported by Palenick, to approve the minutes of the regular Planning Commission meeting of February 3, 2022, 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 Items are scheduled for consideration. | Public Hearing
Items |
| 7. | Larson stated that the next item for consideration is discussion of an amendment to the Zoning Ordinance to update the definition of <i>'family'</i> set forth in Section 42-3 – Definitions for legal consistency. | New Business:
T.A. - Definition
of 'Family' |

Harvey referenced the PC Memo and noted that sample text from area communities has been provided for information and draft amendments to the existing definition of *'family'* proposed for consideration, as requested.

Commission discussion ensued wherein the following was considered at length:

- What is the purpose for defining *'family'* in the Zoning Ordinance;
- What is the purpose for distinguishing between *'traditional family'* and *'functional family'*.
- How are 'state licensed residential facilities' addressed/impacted by the definition of *'family'*;

It was noted that the sample definitions provided used very similar terminology, which is largely rooted in case law on the matter.

A consensus of support for the amended text set forth in Draft #1 was noted. It was agreed that the proposed amendments can be scheduled for public hearing in April.

8. Larson stated that the next item for consideration is continued discussion of amending the Zoning Ordinance to address ‘short-term rentals’ in the Village.

**Ongoing Business:
STRs**

She reminded that the Commission determined in November to pause further work on the matter for a limited time to see if there is action on the bill by the Senate.

Harvey reported that there continues to be no legislative movement on the matter. In recognition that there is some time sensitivity to the matter given the status of current enforcement action in the Village, the Planning Commission agreed to move forward with identifying the regulatory approach desired by the Village and drafting the necessary text. It was reasoned that whatever was developed could likely be used in some version or in its entirety even if the proposed legislation is adopted.

To that end, it was agreed that Commission members would individually review the background information and draft regulations provided in October/November, 2021 anew to facilitate agreement on the desired regulatory approach. This discussion would be scheduled for April, agenda allowing.

9. Larson stated that the next item for consideration is a discussion/status report on the proposed amendments related to residential accessory building design standards.

**Ongoing Business:
Residential
Accessory
Building Design
Standards (WP
Item)**

Harvey noted that the Planning Commission had recommended approval of the proposed amendments on 12.03.20. The Village Council returned the proposed amendments to the Planning Commission with requests for clarification . . . to which modifications were made to the draft text and the draft text resubmitted to the Village Council on 2.04.21.

Harvey advised that she could not confirm if the proposed amendments had ever been adopted. Joseph stated that he had looked further and was not able to confirm adoption either.

It was agreed that Harvey would provide Joseph with the recommended amendments and that he would seek to bring the matter back before the Village Council for action.

10. Larson stated that the next item for consideration was continued discussion of a strategy to re-introduce the residential zoning district amendments for ‘missing middle housing’.

**Ongoing Business:
Residential Zoning
District
Amendments
(WP Item)**

Joseph reported that the Village Council is open to a joint meeting with the Planning Commission and that such a meeting could serve as a good forum

for an informal introduction of the residential district amendments. It was agreed to look at April or May for the joint meeting and that it would be appropriate to also include the Zoning Board of Appeals.

It was noted that development of an agenda for the joint meeting would be scheduled for the April Planning Commission meeting.

11. Larson distributed a draft of the 2021-2022 Planning Commission Annual Report and requested review of same for approval in April.

Member Comments

Nottingham reported on Village Council discussion/work on the annual budget; water/wastewater projects; and, a recent inquiry by St Julian regarding the sale of cannabis-infused ~~wine~~ **beverages**.

Palenick reported that Paw Paw Township has received a petition to place the repeal of the Township's marihuana facility ordinance on the ballot. He noted that the petition is currently under review.

12. No staff comments were offered.

**Village Manager/
Planning Consultant**

13. There being no further business to come before the Commission, the meeting was adjourned at 8:58 p.m.

Adjournment