

**Minutes, Paw Paw Planning Commission  
Regular Meeting, May 7, 2020**

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| 1. | The Planning Commission meeting of Thursday, May 7, 2020 convened at 7:00 p.m. Chairperson Larson presiding. The Planning Commission meeting was conducted through electronic remote access due to Executive Order.   | <b>Meeting Convened</b>                                   |
| 2. | Present: Larson, Bogen, Brown, Jarvis, Palenick, and Pioch. Also present: Village Manager, Sarah Moyer-Cale and Planning Consultant, Rebecca Harvey.  | <b>Members Present</b>                                    |
| 3. | <b>Motion</b> by Pioch, <b>supported</b> by Bogen, to approve the agenda as presented. All members present voting yes. The <b>motion carried</b> .  | <b>Approval of Agenda</b>                                 |
| 4. | It was noted that the vote on the request to amend Section 42.370 so as to increase the accessory building maximum size standard was not unanimous and should be corrected to show that the motion carried 3-2, with Brown and Jarvis dissenting and Bogen abstaining. <b>Motion</b> by Bogen, <b>supported</b> by Brown, to approve the minutes of the regular Planning Commission meeting of April 2, 2020, as corrected. All members present voting yes. The <b>motion carried</b> . | <b>Approval of Minutes</b>                                |
| 5. | No public comment regarding non-agenda items was offered.   | <b>Public Comment</b>                                     |
| 6. | Larson stated that no <i>Public Hearing Item</i> was scheduled for consideration.   | <b>Public Hearing Items</b>                               |
| 7. | Larson stated that the next item for consideration is the request by Jason DeFouw of First Companies, representing Slate Stone, LLC, for Site Plan Review of proposed building façade and site/parking lot renovations to Slatestone Shopping Center pursuant to Section 42-402 (8), Zoning Ordinance. The subject property is located at 804 South Kalamazoo Street and is within the B-2 District.  | <b>New Business:<br/>SPR – Slatestone Shopping Center</b> |

Jason DeFouw, project engineer, Buddy Hoyler, project architect, and owners Sara and John Braganini were present on behalf of the application. DeFouw provided an overview of the project, explaining that only a façade renovation and reconstruction of the existing parking lot are proposed.

Referencing the staff review/recommendation, DeFouw noted the following:

- A deviation from the 20 ft visual/physical wall break requirement is requested for the west wall given that it is blocked by an existing building.
- The façade will be modified on the west end of the south wall to comply with the wall break requirement.

- Approximately 28% of the front façade of the building (north & east walls) is windows; a deviation from the 30% requirement is requested.
- The existing Kalamazoo St access has been removed consistent with access management guidelines.
- The west-most Commercial Ave access has been reconfigured as a 2-way driveway.
- The parking lot has been reconfigured to provide 31 on-site parking spaces and meet the 25 ft lane width requirement; 17 off-site parking spaces are proposed in order to provide the required 34 parking spaces.
- The sidewalk has not been extended along Commercial Ave east of the driveway as suggested so as not to reduce parking or open space.
- Approximately 12% open space is proposed but can likely be increased to 15% as required; landscaping has been revised to meet planting requirements.
- The lighting layout has not been completed but will comply with Village lighting standards.

Lengthy discussion ensued between the Commission and the applicants regarding parking lot reconfiguration options that would both allow the provision of the required 34 on-site parking spaces and accommodate the extension of a sidewalk along Commercial Ave east of the driveway. Commission members agreed that the sidewalk should be extended at least the length of the parking in that area to provide for pedestrian safety in the use of those parking spaces. With the proposed increase of open space to 15%, the landscape proposal was found to comply with Ordinance requirements.

**Motion** was then made by Pioch, **supported** by Bogen, to recommend Village Council approval of the Site Plan for proposed building façade and site/parking lot renovations at the site of Slatestone Shopping Center located at 804 South Kalamazoo Street, based upon a finding of compliance with the Site Plan Review Criteria set forth in Section 42-402, **subject to the following conditions:**

1. Approval to deviate from the 20 ft visual/physical wall break requirement for the west building wall given its location behind an existing building.
2. Modification of the west end of the south building wall so as to comply with the 20 ft visual/physical wall break requirement.
3. Approval to deviate from the requirement that 30% of the front façade of the first story of the building shall be windows so as to accept the existing front façade of 28% windows.
4. Modification of the parking lot layout so as to comply with the requirement to provide 34 off-street parking spaces and the

25 ft maneuvering lane width requirement.

5. Extension of a concrete walk along the on-street parking spaces located east of the east-most driveway on Commercial Ave.
6. Compliance with the open space/landscaping requirements of Sec 42-406 (c), noting that some required plantings may be provided in pots.
7. Submission of an outdoor lighting plan demonstrating compliance with Sec 42-405 (a) – *Lighting*.
8. Village Fire Department review/approval
9. Village Department of Public Works review/approval of the proposed method of on-site storm water disposal.
10. Compliance with all applicable Federal, State and Local codes/ordinances.
11. Submission of a revised site plan reflecting compliance with the conditions of approval for administrative review/approval.

All members present voting yes. The **motion carried**.

8. Larson referenced the draft 2020-2021 Planning Commission Work Plan presented/considered in April. The Commission had agreed to work to prioritize the Work Plan at the May meeting. Due to the lateness of the hour, the work was postponed to the June meeting.

**Ongoing Business:  
PC Work Plan**

Moyer-Cale referenced a recently received request for consideration of an amendment of the Zoning Ordinance to reduce the setback applicable to accessory buildings from 10 ft to 6 ft. General discussion ensued wherein it was noted that the setback standard was recently increased from 3 ft to 10 ft, but that the ADU provisions that had prompted the increase had not been adopted. The Planning Commission agreed to consider the request in June.

9. No member comments were offered.

**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 8:48 p.m.

**Adjournment**