

**Minutes, Paw Paw Planning Commission
Regular Meeting, November 4, 2021**

- | | | |
|----|---|-------------------------------|
| 1. | The regular Planning Commission meeting of Thursday, November 4, 2021 convened at 7:00 p.m. at 114 N. Gremps, Paw Paw, Michigan. Chairperson Larson presiding. | Meeting Convened |
| 2. | Present: Larson, Bogen, Palenick, and Pioch. Also present: Village Planning Consultant, Rebecca Harvey. | Members Present |
| 3. | Motion by Bogen, supported by Palenick, 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 September 2, 2021, as presented. All members present voting yes. The motion carried . | Approval of Minutes |
| | Motion by Pioch, supported by Palenick, to approve the minutes of the regular Planning Commission meeting of October 7, 2021, as presented. All members present voting yes. The motion carried . | |
| 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 no New Business is scheduled for consideration. | New Business |
| 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 |

General discussion ensued regarding the status and content of HB 4722. It was noted that HB 4722 was passed by the House at the end of October and will serve to prohibit municipalities from banning short-term rental housing. Specifically, it will amend the Michigan Zoning Enabling Act to include short-term rentals as a valid residential use.

Planning Commission members expressed specific concern with the bill language that allows 30% of all residential units in a community to be short-term rental units and its application to 1–4-unit dwellings. After full consideration, it was noted that there is general support for short-term rental use in the Village and that given the limited market in the Village for same, the noted elements of the bill may not prove to be locally impactful.

Discussion then continued regarding the desired structure for short-term

rental regulation in the Village. It was generally agreed that the Zoning Ordinance would be amended to identify where STRs would be allowed, likely through the addition of a definition of ‘short-term rental’, and that a general ordinance would be used to establish any other standards and/or the approval process.

The Commission then determined to pause further work on the matter to see if there is immediate action on the bill by the Senate. Otherwise, the Commission will move forward with developing the amendment to the Zoning Ordinance and then seek review by the Village Attorney regarding registration and inspection options.

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 8:30 p.m.

Adjournment