

**Minutes, Paw Paw Planning Commission
Regular Meeting, October 1, 2020**

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| 1. | The Planning Commission meeting of Thursday, October 1, 2020 convened at 7:00 p.m. Chairperson Larson presiding. The Planning Commission meeting was conducted through electronic remote access due to Executive Order. | Meeting Convened |
| 2. | Present: Larson, Brown, Jarvis, Palenick, and Pioch. Also present: Planning Consultant, Rebecca Harvey. | Members Present |
| 3. | Harvey requested an amendment of the agenda to include a discussion of the fence standards, in response to a request by the VBCO Sheriff, under New Business. Motion by Pioch, supported by Jarvis, to approve the agenda as amended. 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 September 3, 2020, 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 Item |
| 7. | Larson stated that the next item for consideration is the amendment of Sec 42-370, Zoning Ordinance to include a design standard that would require a visual or physical break in the walls of residential accessory buildings to prevent expansive blank walls. | Ongoing Business:
Text Amendment -
Accessory Buildings |

Harvey provided an overview of the draft text presented, noting the amendment to include a 20 ft visual break requirement for residential accessory buildings, as well as amendments proposed to improve consistency in the standards applicable to accessory buildings. Specific reference was made to the existing ‘view shed standard’ and the lack of clarity of existing waterfront-related provisions.

Planning Commission review of the draft text ensued wherein the following points of consensus were noted:

- : Sec 42-370 is designed to apply solely to residential accessory buildings;
- : Subsection (a) is not necessary to include in a zoning ordinance;
- : Subsection (b) was intended to prohibit an accessory building in the front yard; delete ‘required’ from the provision;
- : The building size and height standards of Subsection (b) are intended to only apply to ‘detached’ accessory buildings; the visual break standard should apply to all accessory buildings; and

: There is interest in reviewing the ‘waterfront lot’ provisions referenced in the draft text.

Harvey was requested to revise the draft text per the Planning Commission’s discussion and to include sample ‘waterfront lot’ provisions in the text for further discussion in November.

- 8. Larson stated that the next item for consideration is discussion of the Gateway Planned Unit Development District. She noted that a review of the proposed district boundaries and land use pattern of the North Gateway had been conducted in September, with continued discussion scheduled for October. She further noted a request made for the distribution of missing PUD District related maps.

**Ongoing Business:
G-PUD District**

Planning Commission members confirmed receipt of the missing maps. It was then agreed that, due to the lateness of the hour and the remaining agenda item, continued discussion of the proposed North Gateway PUD District would be postponed to the November meeting.

- 9. Larson stated that the next item for consideration is the requested discussion of the fencing standards set forth in Section 42-405(c). Harvey explained that the VBCO Sheriff Department is requesting an amended fence layout and the use of barbed wire at the storage facility located off Hazen Street. She noted that the fencing provision prohibits the use of barbed wire, ‘except where deemed necessary to ensure public safety’, and direction on receiving approval for same is being requested.

**New Business:
Fence Standards**

Pioch stated that he is opposed to allowing the casual use of barbed wire in the Village. He noted that currently the only facility in the Village using barbed wire is the jail. Pioch opined that the sheriff’s equipment storage facility is no different than any other storage facility and does not seem to pose a public safety threat. Brown added that other security systems are available if additional security is deemed necessary. Planning Commission members agreed.

Motion by Pioch, **supported** by Jarvis, to approve the amended fence layout for the VBCO storage facility, but to prohibit the use of barbed wired. All members present voting yes. **The motion carried.**

- 10. Larson encouraged members to reference the goals/strategies in the Master Plan (pages 46-50) in preparing for discussion of the Gateway PUD District.
- 11. No staff comments were offered.
- 12. There being no further business to come before the Commission, the meeting was adjourned at 8:45 p.m.

Member Comments

**Village Manager/
Planning Consultant
Adjournment**