

**Minutes, Paw Paw Planning Commission
Regular Meeting, February 2, 2017**

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| 1. The regular Planning Commission meeting of Thursday, February 2, 2017 convened at 7:00 p.m. at 609 West Michigan, Paw Paw, Michigan. Chairperson Larson presiding. | Meeting Convened |
| 2. Present: Larson, Bogen, Jarvis, Pioch, Rumsey and Thomas. Also present: Village Planning Consultant, Rebecca Harvey and Assistant Village Manager, Sarah Moyer-Cale. | Members Present |
| 3. Motion by Rumsey, supported by Thomas, to approve the agenda as presented. All members present voting yes. The motion carried. | Approval of Agenda |
| 4. Motion by Jarvis, supported by Pioch, to approve the minutes of the regular Planning Commission meeting of January 4, 2017 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 the next item for consideration was the proposed rezoning of approximately 5.7 acres recently annexed from Antwerp Township and owned by Lipson (Performance Fieldhouse) located north of 1027 East Michigan from GC General Commercial District (Antwerp Township) to B-2 General Business District. | Public Hearing:
Rezoning - Lipson |
- Harvey reported that the subject property is currently being addressed in the update to the Master Plan and is proposed to be classified as Gateway Commercial.
- No public comment was offered on the matter.
- The Board proceeded with a review of the proposed rezoning pursuant to Section 42-33 – Amendment Review Criteria. The following conclusions were noted:
1. The proposed Future Land Use Map identifies the subject property as Gateway Commercial which supports the proposed B-2 District.
 2. A change of conditions in the area is recognized, namely the annexation of the subject property into the Village of Paw Paw.
 3. The proposed B-2 District is consistent with the surrounding commercial zoning/land use pattern and recognizes the role of the abutting corridor as a commercial gateway into the Village of

Paw Paw.

4. The subject property is/has been occupied by nonresidential land use and can be developed in compliance with District standards.
5. The proposed B-2 District is consistent with the trends in land development in the area.
6. Given the existing use of the subject property, the proposed rezoning will not serve to negatively impact traffic, public facilities or environmental conditions in the area.

Motion by Thomas, **supported** by Rumsey, to recommend Village Council approval of the proposed rezoning of the subject 5.7 acres to B-2 General Business District based upon the conclusion of the rezoning criteria set forth in Section 42-33 – Amendment Review Criteria. All members present voting yes. **The motion carried.**

7. Larson stated that the next item for consideration was the proposed rezoning of approximately 5.8 acres owned/occupied by MDOT located north of 1003/1011 East Michigan to rezoned from R-2 Single Family Residential District (Antwerp Township) to B-2 General Business District, I-1 Light Industrial District, and/or I-2 General Industrial District and

**Public Hearing:
Rezoning - MDOT**

Harvey reiterated that the subject property is currently being addressed in the update to the Master Plan and is proposed to be classified as Gateway Commercial.

No public comment was offered on the matter.

The Board proceeded with a review of the proposed rezoning pursuant to Section 42-33 – Amendment Review Criteria. The following conclusions were noted:

1. The I-2 District would allow the existing use of the property but the proposed Future Land Use Map identifies the subject property as Gateway Commercial, which supports the proposed B-2 District.
2. A change of conditions in the area is recognized, namely the annexation of the subject property into the Village of Paw Paw.
3. The proposed B-2 District is consistent with the surrounding commercial zoning/land use pattern and recognizes the role of the abutting corridor as a commercial gateway into the Village of Paw Paw.

4. The subject property is/has been occupied by nonresidential land use and can be developed in compliance with District standards.
5. The proposed B-2 District is consistent with the trends in land development in the area.
6. Given the existing use of the subject property, the proposed rezoning will not serve to negatively impact traffic, public facilities or environmental conditions in the area.

Motion by Thomas, **supported** by Pioch, to recommend Village Council approval of the proposed rezoning of the subject 5.8 acres to B-2 General Business District based upon the conclusion of the rezoning criteria set forth in Section 42-33 – Amendment Review Criteria. All members present voting yes. The **motion carried**.

8. Larson stated that the next item for consideration was the request by AR Engineering LLC/Midwest V, LLC for Site Plan Review of a Indoor Recreation Facility. The subject property is located at 1027 East Michigan and is within the B-2 General Business District.

**New Business:
SPR - Dollar
General**

Andrew Rossell was present on behalf of the application. Rossell provided an overview of the project, referencing a revised site plan package dated January 31, 2017 and highlighting the following elements:

- Sheet 1 illustrates the existing driveway arrangement; Sheet 2 has been revised to propose the elimination of the existing driveway onto Dykeman Street; the consolidation of the two East Michigan driveways into a single driveway; and, an upgrade to the existing Elm Street driveway to facilitate on-site circulation and loading operations.
- Sheet 2 has been revised to show sidewalk connections to the proposed building and additional plantings to meet landscape requirements.
- Public utilities are proposed to serve the site. The utility and storm water proposal has been submitted to the Village DPS for review/approval. (Sheet 3)
- Application for a Soil Erosion & Sedimentation Permit has been filed. (Sheet 4)
- Sheet 5 demonstrates compliance with parking lot and dumpster design requirements.
- Sheet 6 reflects trees added along East Michigan and Elm Street and additional side/rear yard vegetation to meet landscape requirements.
- Building Elevations have been added to allow for discussion of building design requirements.

Harvey provided an overview of the fencing standards and their application to the subject site. It was determined that vegetation will be used to provide

a buffer in those areas where fencing is not allowed.

Lengthy Board discussion ensued regarding the proposed driveway arrangement, with concern noted regarding the proposed number of driveways and the use of Elm Street for nonresidential traffic.

No public comment was offered on the matter.

The Board proceeded with a review of the proposal pursuant to Section 42-366 and 42-367 (4) and noted the following:

- The revised access arrangement reduces the number of proposed driveways and facilitates adequate on-site circulation;
- Sidewalk is required to be extended along the east side of Dykeman Street and along Elm Street;
- Revised building elevations are required to confirm that the building design elements presented at the meeting (header detail and vertical siding elements) comply with Section 42-245;
- A revised landscape plan is required to confirm that the modifications to the fencing proposal, additional plantings, and landscape calculations comply with B-2 requirements.

Motion by Rumsey, **supported** by Bogen, to recommend Village Council approval of the Site Plan for the proposed 9100 sq ft retail building (Dollar General) at 711 East Michigan based upon a finding of compliance with the Site Plan Review Criteria set forth in Section 42-402, and subject to the following conditions:

1. Submission of a revised site plan demonstrating compliance with sidewalk and screening/landscape requirements prior to Village Council consideration.
2. Submission of building elevations that demonstrate compliance with applicable building design requirements set forth in Section 42-245 prior to Village Council consideration.
3. Village Fire Department review/approval.
4. Village Department of Public Services review/approval of utility extensions/connections and the proposed method of storm water disposal.
5. Proposed signage shall comply with the applicable provisions of Article VI and shall be reviewed/approved through the permit process.

6. Compliance with all applicable Federal, State and Local codes/ordinances.

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

9. Larson stated that the next item for consideration was the proposed Draft Master Plan Update presented by the Master Plan Update Steering Committee. Harvey stated that the Steering Committee requests the draft Master Plan Update be accepted by the Planning Commission and forwarded to the Village Council with a request for approval to distribute to begin the review/adoption process.

The Planning Commission noted support for the draft document with the correction of minor errors/inaccuracies. **Motion** by Pioch, **supported** by Jarvis to the accept the draft Master Plan Update, as revised, for submission to the Village Council with a request for approval to distribute. All present voting yes. The **motion carried**.

**New Business:
Master Plan Update**
10. Larson noted that no *Ongoing Business* was scheduled for consideration. **Ongoing Business**
11. Bogen questioned how accessory outdoor equipment, such as coolers, is regulated. Harvey will confirm the applicable Zoning Ordinance provisions.

Jarvis stated that she will begin to provide Village Council updates at Planning Commission meetings. **Member Comments**
12. No staff comments were offered. **Village Manager/
Planning Consultant**
12. There being no further business to come before the Board, the meeting was adjourned at 9:30 p.m. **Adjournment**