

**Minutes, Paw Paw Planning Commission
Regular Meeting, March 7, 2019**

- | | | |
|----|--|--|
| 1. | The regular Planning Commission meeting of Thursday, March 7, 2019, convened at 7:00 p.m. at 114 North Gremps, Paw Paw, Michigan. Chairperson Larson presiding. | Meeting Convened |
| 2. | Present: Larson, Bogen, Jarvis, Palenick, and Pioch. Also present: Village Manager, Sarah Moyer-Cale and Planning Consultant, Rebecca Harvey. | Members Present |
| 3. | Motion by Palenick, supported by Bogen, to approve the agenda as presented. All members present voting yes. The motion carried . | Approval of Agenda |
| 4. | Motion by Jarvis, supported by Bogen, to approve the minutes of the regular Planning Commission meeting of January 3, 2019 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 <i>Public Hearing Item</i> was scheduled for consideration. | Public Hearing Items |
| 7. | Larson stated that no <i>New Business</i> was scheduled for consideration. | New Business |
| 8. | Larson stated that the next item for consideration was the continued review/revision of the residential districts. | OnGoing Business:
Residential Districts
- ‘missing mid housing’ |
- Harvey noted that the Planning Commission had completed review of Draft #3 of Section 42-373 – Cottage Housing Development in January, with a request for a few minor modifications. She presented Draft #4, noting the draft text reflects the Commission’s final revisions made in January.
- Harvey then presented draft text related to the second approach identified to allow/encourage ‘missing middle’ housing within the Village – *‘create a new district (or overlay district) for application to existing ‘walkable residential areas’ to the downtown that would allow for ‘missing middle’ housing types and densities; also, tighten up remaining residential districts so as to effectively direct new residential development to areas in close proximity to the downtown.’*
- In the presentation of Draft #1 – Walkable Residential Overlay District, Harvey noted the following:
- it is designed to be applied as an overlay district; the underlying zoning

- would be retained
- the overlay district would provide additional use options; these uses would not be mandatory
- the lot width, lot coverage, and setback standards of the R-2 District would apply within the Overlay District
- increased density and additional housing type options are allowed as special uses so would be subject to the special use criteria
- the proposed building form standards would only apply to the additional use options; not to the underlying district

Planning Commission members expressed support for the general construct of the proposed overlay district. Full discussion of the draft text was scheduled for the April meeting.

- | | | |
|----|--|------------------------|
| 9. | Larson distributed a draft of the 2018-2019 Planning Commission Annual Report. She requested member review in preparation for discussion at the April meeting. | Member Comments |
|----|--|------------------------|

Larson referenced a recent article on the value of food trucks in a community and questioned if there was something that the Village could do to improve the permitting process for same. General discussion ensued regarding the distinction between food trucks located on public property (and regulated by general ordinance) and those operating on private property (and regulated through zoning).

- | | | |
|-----|---|---|
| 10. | Moyer-Cale provided a brief overview of the proposed Michigan Avenue Streetscape Improvement Project and noted upcoming forums in which the project would be presented. | Village Manager/
Planning Consultant |
|-----|---|---|

- | | | |
|-----|--|--------------------|
| 11. | There being no further business to come before the Board, the meeting was adjourned at 9:00 p.m. | Adjournment |
|-----|--|--------------------|