

**Minutes, Paw Paw Planning Commission
Regular Meeting, March 1, 2018**

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| 1. | The regular Planning Commission meeting of Thursday, March 1, 2018 convened at 7:00 p.m. at 114 North Gremps, Paw Paw, Michigan. Chairperson Larson presiding. | Meeting Convened |
| 2. | Present: Larson, Bogen, Jarvis, Pioch, and Thomas. Also present: Village Planning Consultant, Rebecca Harvey and Village Manager, Sarah Moyer-Cale. | Members Present |
| 3. | Motion by Pioch, supported by Jarvis, to approve the agenda as presented. All members present voting yes. The motion carried . | Approval of Agenda |
| 4. | Motion by Thomas, supported by Jarvis, to approve the minutes of the regular Planning Commission meeting of February 1, 2018 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 Items</i> were scheduled for consideration. | Public Hearing Items |
| 7. | Larson stated that the next item for consideration was Planning Commission discussion regarding the review/revision of the residential zoning districts. She noted that the matter had been placed on the Planning Commission Work Plan in recognition of the need to review current residential zoning standards to
1) determine if they implement the residential policies set forth in the Master Plan, and 2) provide for ‘missing middle housing’ within the Village. | New Business:
Residential Districts
- ‘missing middle housing’ |

Larson stated that the Commission had agreed (in February) that the matter was ripe for consideration. Harvey had been directed to prepare a memo on the topic outlining suggested amendments to the Zoning Ordinance that would respond to the residential policies/conclusions set forth in the plans and give the Planning Commission a framework for moving forward on the topic.

Harvey referenced the March 1, 2018 Planning Commission Memo: *Implementation of Residential Policies (and ‘Missing Middle Housing)* and highlighted the following:

: the Residential Policy Statements set forth in the Master Plan support mixed use buildings near downtown; construction of higher priced market rate homes, condos and townhomes; housing styles that serve

residents throughout the life cycle; and, ‘missing middle housing types’;

: the Target Market Analysis for the Village of Paw Paw revealed a surplus of single family detached housing and a ‘7-year market potential’ for townhomes, live-work units, small/large multiplexes and small/large midrise housing in the Village;

: the PRT Economic Development Strategy found a ‘lack of housing diversity’ and opportunities for more upper story housing and mixed use development;

: the R-M District, DOD District, and PUD District currently provide options for multiple family housing and/or mixed use establishments at varying densities;

: the Zoning Ordinance is currently silent with respect to ‘accessory dwellings’; ‘tiny homes’ (or dwellings less than 800 sq ft in area); and ‘pocket neighborhood’-type development.

Harvey suggested consideration of two approaches that would allow for more ‘missing middle’ housing in the community:

1 – 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/densities; also, tighten up remaining residential districts so as to direct new development in close proximity to the downtown.

2 – provide for accessory dwelling units, smaller home sizes, and pocket neighborhood development within the R-2 District . . . which would allow increased densities in existing residential areas and promote infill development.

Lengthy Commission discussion ensued regarding the information presented, with reference to the data/excerpts and photos provided. The following was noted:

- There is interest in the residential options introduced.
- Accessory dwelling units and smaller homes offer much needed housing options; housing renovations could begin to make economic sense to current owners.
- It is recognized that the housing supply in the Village is low.
- There is support for easing requirements but design standards would be needed.
- Accessory dwelling units seem to be a great way to add housing without changing the character of a neighborhood.

- A reduction of the minimum dwelling size standard in the R-2 District appears necessary to allow use of existing lots that are currently unbuildable (due to size) and would promote infill development . . . but there is no desire to allow further division of lots that are substandard in size.

Harvey was then directed to begin to develop zoning text that would accomplish the following . . . for Planning Commission consideration in April:

- Allow accessory dwelling units within the R-2 District;
- Allow pocket-neighborhood development within the R-2 District;
- Reduce minimum dwelling unit size requirements when locating within A pocket neighborhood development;
- The introduction of ‘missing middle’ housing options into existing ‘walkable residential areas’ to the downtown through the use of an overlay district.

8. Due to the lateness of the hour, it was agreed that Planning Commission discussion of the recent article in Planning/Zoning News regarding available options to communities for addressing ‘vacant buildings’ would be scheduled for April.

**New Business:
Vacant Buildings**

Harvey noted that, per the Commission’s direction in February, the article was distributed to Planning Commission members and the matter placed back on the Work Plan for additional consideration.

9. No Planning Commission member comments were offered.
10. Harvey advised that the Planning Studio class presentation to the Village and Townships has been scheduled for the third week in April. The dates of April 16 and 17 are being considered, pending availability of the Township Hall.
10. There being no further business to come before the Board, the meeting was adjourned at 9:00 p.m.

Member Comments

**Village Manager/
Planning Consultant**

Adjournment