

**Minutes, Paw Paw Planning Commission
Regular Meeting, May 3, 2018**

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| 1. | The regular Planning Commission meeting of Thursday, May 3, 2018 convened at 7:00 p.m. at 114 North Gremps, Paw Paw, Michigan Chairperson Larson presiding. | Meeting Convened |
| 2. | Present: Larson, Bogen, Pioch, and Thomas. Also present: Village Planning Consultant, Rebecca Harvey. | Members Present |
| 3. | Motion by Pioch, supported by Bogen, to approve the agenda as presented. All members present voting yes. The motion carried . | Approval of Agenda |
| 4. | Motion by Thomas, supported by Pioch, to approve the minutes of the regular Planning Commission meeting of April 5, 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 Item</i> was scheduled for consideration. | Public Hearing Item |
| 7. | Larson stated the next item for consideration was the request of Holly and Keith Dorgan for Site Plan Review of the establishment of a rooftop deck and fencing at 148 East Michigan. | OnGoing Business:
148 E. Michigan |

Larson noted that the proposal had been considered in April and that action had been postponed until the May meeting to allow for attendance by the applicant and the submission of missing information.

Holly and Keith Dorgan were present on behalf of the application. Revised plans were presented and the following requested information noted:

- Building is dimensioned at 77 ft x 23 ft; building height is 38 ft.
- A new 90 mill rubber roof surface is proposed.
- The proposed deck will be 48 ft x 17 ft in size with a 5 ft x 17 ft dog area.
- The deck will be enclosed with a 6 ft gray composite privacy fence, except the east (front) wall will have a 5 ft decorative fence to allow visual access and air movement.
- The dog area will be enclosed with a chain link fence.

Discussion ensued regarding the height of the existing building parapet and the extent to which the proposed 6 ft fence would be visible above that parapet. Planning Commission members also expressed concern regarding the proposed building top ‘additions’ and how the maximum building height standard would apply and how the proposed ‘additions’ and fencing would be secured against

the wind.

It was noted that review of the rooftop deck and fencing proposal is guided by Section 42-255 C. 4. which states that *'parapets and other (rooftop) screening shall blend with the design of the building in terms of color, materials, scale and height.'* Commission members agreed that compliance with said section could not be determined without being able to determine what will be visible above the parapet. To that end, information regarding the height of the parapet; how far the fence will extend above the parapet; how the visible fence height will change along the building given the slope of the roof; and, how the fence will blend with the building design is required.

Motion by Pioch, **supported** by Bogen, to postpone action on the proposal to a special meeting scheduled for May 9, 2018 at 2:00 p.m.at Village Hall with a request that the applicant provide the noted missing information. All present voting yes. The **motion carried**.

8. Larson stated that the next item for consideration was the review/revision of the residential districts. Specifically, review of draft text related to 'accessory dwellings', reduced dwelling sizes within pocket neighborhoods, and a 'missing middle' overlay district.

**OnGoing Business:
Residential Districts
- 'missing middle
housing'**

Due to the lateness of the hour, review of the draft text was postponed to the next regular meeting of the Planning Commission.

9. Larson noted that the next item for consideration was discussion of the Paw Paw Community Gateway Report presented in April by the WMU Planning Studio Class. Following discussion, it was determined that the proposed Gateway PUD District would be placed on the Planning Commission Work Plan for detailed review and consideration.

**New Business:
Paw Paw
Community
Gateway Report**

10. No member comments were offered at this time.

Member Comments

11. No staff comments were offered at this time.

**Village Manager/
Planning Consultant**

10. There being no further business to come before the Board, the meeting was adjourned at 9:15 p.m.

Adjournment