

**Minutes, Paw Paw Planning Commission
Special Meeting, May 9, 2018**

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| 1. | The special Planning Commission meeting of Wednesday, May 9, 2018 convened at 2:00 p.m. at 111 West Michigan, Paw Paw, Michigan Chairperson Larson presiding. | Meeting Convened |
| 2. | Present: Larson, Bogen, Jarvis, and Pioch. 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. | No public comment regarding non-agenda items was offered. | Public Comment |
| 5. | Larson stated that no <i>Public Hearing Item</i> was scheduled for consideration. | Public Hearing Item |
| 6. | 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 at the May 2 regular Planning Commission meeting and that action had been postponed to this special meeting date to allow for the submission of missing information.

Holly Dorgan was present on behalf of the application. She presented the following requested information:

- building height – 40 ft (front-north); 37 ft (rear-south)
- parapet height – 3 ft (front-north); 1 ft (sides/rear); chimney - 4 ft above roof deck
- fence height – 5 ft (front-north); 3 ft viewable above parapet
- fence height – 6 ft (sides/rear); 6 ft – 8 ft viewable above parapet
- fence materials are wind resistant; solid fencing selected to help create a wind break for rooftop use
- proposed composite fence comes in 6 ft panels; a reduced height would be custom/expensive

Planning Commission discussion ensued wherein the following was noted:

: the subject building is on a prominent corner in the downtown area; the rooftop fencing proposal along the east wall will be very visible to traffic entering the downtown on East Michigan

: fencing scale and material similar to that used on the courthouse would blend better with the building design and other rooftop improvements in the

downtown

: the open fence design proposed along the front (north) side of the building more easily complies with Section 42-255 C.4. and does not present the wind impact concerns related to the solid fencing proposed

Harvey suggested use of the proposed aluminum fencing along both the north and east sides of the rooftop and the use of other solid fixtures (such as planters or seating) along the south and east sides to serve as wind breaks. Alternate rooftop fencing/enclosure designs were then considered.

Dorgan noted that the solid fencing will provide for a necessary rooftop windbreak and will be installed consistent with applicable building code requirements. She added, however, that she understands the visibility concerns along the east side of the building.

Motion by Pioch, **supported** by Bogen, to grant site plan approval for the rooftop additions and the rooftop fencing proposal along the north, south and west sides of the building. Fencing along the east side of the building is to be reconsidered by the applicant in response to concerns expressed regarding visibility and consistency with building design per Section 42-255 C.4. All members present voting yes. The **motion carried**.

Dorgan stated that she will consider the alternate designs viewed/discussed at the meeting and return for approval of the east wall fencing. She added that she would try and install a single panel of the proposed composite fencing along the east wall for demonstration.

7. Larson stated that no *New Business* was scheduled for consideration.
8. No member comments were offered at this time.
9. No staff comments were offered at this time.
10. There being no further business to come before the Board, the meeting was adjourned at 3:00 p.m.

New Business:

Member Comments

**Village Manager/
Planning Consultant**

Adjournment