

**Minutes, Paw Paw Planning Commission
Regular Meeting, June 6, 2019**

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| 1. | The regular Planning Commission meeting of Thursday, June 6, 2019, convened at 7:00 p.m. at 114 North Gremps, Paw Paw, Michigan. Chairperson Larson presiding. | Meeting Convened |
| 2. | Present: Larson, DuBois, Jarvis, Palenick, and Pioch. Also present: Planning Consultant, Rebecca Harvey. | Members Present |
| 3. | Motion by Pioch, supported by Palenick, to approve the agenda as presented. All members present voting yes. The motion carried . | Approval of Agenda |
| 4. | Motion by Pioch, supported by Palenick, to approve the minutes of the regular Planning Commission meeting of May 2, 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 the next item for consideration is the proposed amendment to the Zoning Ordinance to add the Walkable Residential Overlay District and related amendments to the Zoning Map so as to generally apply the proposed Overlay District to lands identified in the Master Plan as <i>Mixed Density</i> . Larson opened the public hearing. | Public Hearing:
Text Amendment -
Walkable
Residential Overlay
District |

Harvey provided an overview of the proposed amendments, noting the additional housing options are intended to implement the residential policies set forth in the Village Master Plan. She also noted that the draft text has received lengthy consideration at Planning Commission meetings since March, 2019.

No public comment was offered and Larson closed the public comment portion of the public hearing.

In Planning Commission consideration of the proposed amendments, it was noted that the ‘minimum number of stories’ standard set forth in the Building Form Standards should be removed in recognition that a two-story building would not necessarily be ‘in character’ with those areas identified for the overlay district. It was further agreed that the illustrations set forth in the proposed text should be retained and added to the Zoning Ordinance.

Motion was made by Pioch, **supported** by Jarvis, to recommend Village Council approval of the proposed amendments to Sec 42-101 – Districts Enumerated and Article III – District Regulations so as to add the proposed Walkable Residential Overlay District, as modified. All members present voting yes. The **motion carried**.

Motion was then made by Palenick, **supported** by Pioch, to recommend Village Council approval of the proposed rezoning of those properties identified on the map set forth in the public hearing notice so as to apply the Walkable Residential Overlay District to the underlying district of said properties. All members present voting yes. The **motion carried**.

7. Larson stated that the next item for consideration is the proposed amendment to Sec 42-348 H. so as to address signage related to existing buildings that are located within the Village Revitalization Area PUD District.

**OnGoing Business:
Text Amendment -
PUD Signage**

Harvey referenced draft text provided dated June 6, 2019 (Draft #2), reviewing the requested modifications to allow only a 'ground sign' and to provide for the establishment of a PUD District entry sign.

Planning Commission discussion ensued regarding the adequacy of the proposed sign size and height requirements. It was agreed that the sign size standards for the 'ground sign' and entry sign were acceptable. It was noted, however, that a 15 ft height standard for a 'ground sign' was excessive and should be similar to the 5 ft standard applied to the entry sign. Discussion then continued regarding the role of a District entry sign and related size and location concerns.

Harvey was directed to revise the draft text pursuant to the Planning Commission's discussion for consideration at the July meeting.

8. Larson stated that the next item for consideration was discussion of the regulation of medical marihuana facilities in the Village.

**New Business:
Medical Marihuana
Facilities**

Harvey referenced resource materials and sample ordinances provided for Planning Commission review and provided an overview of the regulatory issues to be addressed.

In open dialogue with members of the public in attendance, lengthy discussion ensued regarding the nature of the 'medical marihuana facilities' allowed under the Act and the interest present in the community for establishing these facilities.

The Planning Commission noted a desire to review the ordinances adopted by the City of Bangor and Paw Paw Township . . . and agreed to postpone further consideration of the matter to the July meeting.

9. No member comments were offered.

Member Comments

10. No staff comments were offered.

**Village Manager/
Planning Consultant**

11. There being no further business to come before the Board, the meeting was adjourned at 9:02 p.m.

Adjournment

Draft