

**Minutes, Paw Paw Planning Commission
Special Meeting, July 24, 2018**

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| 1. | The special Planning Commission meeting of Tuesday, July 24, 2018 convened at 7:00 p.m. at 114 North Gremps, Paw Paw, Michigan Chairperson Larson presiding. | Meeting Convened |
| 2. | Present: Larson, Jarvis, Palenick and Thomas. Also present: Planning Consultant, Rebecca Harvey. | Members Present |
| 3. | Motion by Thomas, supported by Jarvis, 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 the next item for consideration was the request by Jason West for Special Land Use Permit/Site Plan Review for the proposed establishment of an Auto Repair Facility within an existing building. The subject property is located at 119 Commercial Avenue and is within the B-2 District. | Public Hearing Item: Jason's Auto Repair |

Larson opened the public hearing.

Jason West was present on behalf of the application. He stated that he has operated an auto repair facility in Decatur for the last 7-8 years. He gave an overview of his proposal to occupy the existing building on Commercial Avenue, noting its previous use as an auto sales facility.

Thomas Imus, current building owner, expressed support for the proposed operation.

There being no further public comment, Larson closed the public comment portion of the public hearing

The Planning Commission proceeded with a review of the proposal pursuant to applicable zoning provisions. In consideration of the special land use criteria, it was noted that the proposed operation is compatible with the surrounding commercial zoning and land use; the subject site/area is served by public services and facilities; and, the subject site/building was previously used as an auto repair facility.

In consideration of the proposed site plan, the following conclusions were noted:

: the 840 sq ft addition shown on the site plan is a future proposal and not requested for approval at this time;

- : the existing building light is satisfactory; no additional outdoor lighting is proposed;
- : the five existing/proposed parking spaces meets Ordinance standards in light of the size of the building and the number of proposed employees (1 ½);
- : overnight parking (storage) of repair vehicles is proposed to be contained within the existing fenced/screened area on the site;
- : the refuse disposal arrangement is proposed to consist of a single residential garbage receptacle stored within the building;
- : the building does not contain any floor drains; no secondary containment measures are required.

Motion by Thomas, **supported** by Palenick, to grant Special Land Use Permit and recommend Site Plan Approval for the proposed establishment of an ‘auto repair facility’ within the existing building located at 119 Commercial Avenue based upon a finding of compliance with the special land use criteria set forth in Section 42-366 and the site plan review criteria set forth in Section 42-402, subject to the following conditions:

- a. Village Fire Department review/approval.
- b. Village Department of Public Works review/approval of existing utility connections and method of storm water disposal.
- c. Proposed signage shall comply with the applicable provisions of Article VI and shall be reviewed/approved through the permit process.
- d. Compliance with all Federal, State and Local codes/ordinances.

All members present voting yes. The **motion carried**.

6. Larson noted that no OnGoing Business was scheduled for consideration.
7. Larson noted 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 7:23 p.m.

OnGoing Business:

New Business

Member Comments

**Village Manager/
Planning Consultant**

Adjournment