

**Minutes, Paw Paw Planning Commission
Regular Meeting, August 3, 2017**

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| 1. | The regular Planning Commission meeting of Thursday, August 3, 2017 convened at 7:00 p.m. at 609 West Michigan, Paw Paw, Michigan. Acting Chairperson Rumsey presiding. | Meeting Convened |
| 2. | Present: Rumsey, Jarvis, Pioch and Thomas. Also present: Village Planning Consultant, Rebecca Harvey and Assistant Village Manager, Sarah Moyer-Cale. | Members Present |
| 3. | Motion by Thomas, supported by Pioch, to approve the agenda as presented. All members present voting yes. The motion carried . | Approval of Agenda |
| 4. | Motion by Pioch, supported by Jarvis, to approve the minutes of the regular Planning Commission meeting of July 6, 2017 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. | Rumsey stated that the next item for consideration was the proposed update to the Village of Paw Paw Master Plan and Future Land Use Map submitted for public hearing. | Public Hearing:
Master Plan Update |

Paul Lippens, McKenna Associates, was present on behalf of the Master Plan update effort. He provided an overview of the project, noting the following:

- The 5-year Plan review requirement set forth in PA 33, Michigan Planning Enabling Act;
- The process employed by the Village in the review/update of the Village Master Plan;
- The role of the Steering Committee in the review/update process;
- Methods applied in engaging the public, the Steering Committee, and the Planning Commission for comment; and
- An overview of the comments received during the 63-day required review period.

Lippens noted that there had been good public participation in the process to date, adding that opportunities for public input on land use issues will continue to be available through regular Planning Commission meetings and the site plan review process.

Lippens further provided highlights of proposed amendments to the Master Plan and Future Land Use Map, including new approaches for existing residential areas to address housing goals; recognition of the Village's

gateway corridors; clear connections to the outcomes of the Target Market Analysis and Project Rising Tide as they relate to the attraction of the talent workforce with affordable housing in walkable areas; continued emphasis on the Village Revitalization Area; and, a change in the transportation element to reflect the importance of a multi-modal system (ie. biking routes, recreational railway system, etc.). He summarized that the updated Plan seeks to reinforce and expand existing policies and respond to the feedback received in the update process.

Nancy Kolosar questioned where information on the proposed Master Plan could be found. She stated that she does not have access to a computer and was not aware of the update process that occurred during the last year. Felicia Smith agreed that there was a communication problem regarding the Plan update process. She stated that she was not aware of the project or of the meetings held to discuss the Plan.

Rumsey provided a detailed overview of the process used to review/update the Plan and the notifications that were made throughout the process. He advised that public participation has been good and abundant feedback received. Rumsey further noted that the process complied with all State/Village noticing requirements.

General discussion then ensued in response to questions posed regarding the Future Land Use Map and the existing/proposed railway routes.

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

Motion by Pioch, **supported** by Thomas, to recommend Village Council adoption of the updated Village of Paw Paw Master Plan and Future Land Use Map in recognition of the following findings:

1. The proposed updates bring the Plan into compliance with the requirements of Michigan Public Act 33 of 2008, as amended (Michigan Planning Enabling Act).
2. The proposed updates ensure the goals and vision presented in the Plan are consistent with the current vision of the Village.
3. All comments received during the required 63-day review period and the public hearing have been considered.

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

7. Rumsey stated that the next item for consideration was the proposed amendments to the sign standards for the Downtown Overlay District set forth in Section 42-259. He noted that draft revisions had been provided

**New Business:
Text Amendment -
DOD Sign**

at the July meeting with discussion scheduled for the August meeting.

Standards

Harvey provided an overview of the draft revisions, noting that the changes are proposed to bring the sign standards for the Downtown Overlay District and Village Revitalization PUD District into alignment with the updated sign regulations recently recommended for approval.

Motion by Pioch, **supported** by Thomas to accept the proposed amendments to Section 42-259 as drafted and schedule same for public hearing. All members present voting yes. The **motion carried**.

- 8. Rumsey stated that the next item for consideration was the proposed amendment to the definition of ‘Lot Area’ set forth in Section 42-3. He noted that draft text had been provided at the May meeting for Planning Commission discussion.

**New Business:
Text Amendment -
Definition of ‘Lot
Area’**

Harvey provided an overview of the questions raised regarding the existing definition of ‘lot area’ and the recent ZBA interpretation on the matter. She noted that clarification of the existing definition had been added to the Planning Commission Work Plan. Harvey referenced the draft text provided, noting that three sample definitions were included.

Planning Commission discussion ensued wherein the following was noted:

- Historic application of the existing definition;
- Purpose of ‘lot area’ standards and the importance of a clear definition of same; and
- Application of the definition to private roads.

Motion by Thomas, **supported** by Pioch to accept the premise of the draft text provided and schedule same for public hearing. All members present voting yes. The **motion carried**.

- 9. Rumsey referenced correspondence received dated July 19, 2017 regarding a ‘*Proposal to Amend Village Ordinance to Allow Honeybees and Certain Fowl/Livestock in Village Limits*’. It was agreed that discussion of the request would be scheduled for the September meeting.
- 10. Rumsey noted that no Ongoing Business was scheduled for consideration.
- 11. Rumsey requested an update on the Dollar General and Performance Fieldhouse projects.

**New Business:
Text Amendment
Request - Honeybees**

Ongoing Business:

Member Comments

Moyer-Cale advised that the Dollar General site is still in the clean-up phase with the MDEQ. She noted that clean-up efforts related to the

testing of neighboring properties had experienced some delay but that the project is progressing again. Moyer-Cale stated that the Performance Fieldhouse project has a new architect and that revisions to the building design are in progress.

12. No staff comments were offered.

**Village Manager/
Planning Consultant**

13. There being no further business to come before the Board, the meeting was adjourned at 8:15 p.m.

Adjournment