

**Minutes, Paw Paw Planning Commission
Regular Meeting, August 1, 2019**

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| 1. | The regular Planning Commission meeting of Thursday, August 1, 2019, convened at 7:00 p.m. at 114 North Gremps, Paw Paw, Michigan. Chairperson Larson presiding. | Meeting Convened |
| 2. | Present: Larson, 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 Jarvis, supported by Palenick, to approve the minutes of the regular Planning Commission meeting of July 11, 2019, noting the following correction: Page 1, Item 7. - add to the end of the last sentence 'Jarvis seconded, all in favor.' 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 Items |
| 7. | Larson stated that the next item for consideration is the request by Franco LaFranca (Amore's) for Site Plan Review of the proposed addition of a deck (outside seating) and parking area expansion. The subject property is located at 117 West Michigan and is within the B-2 District. | New Business: |

Franco LaFranca and an associate were present on behalf of the application and provided an overview of the site plan. Referencing the Site Plan Review Report, Planning Commission discussion ensued wherein the following was noted:

- the site plan is not a scaled-drawing and the dimensions reflected on the aerial photo raise questions
- parking area and driveway dimensions require confirmation
- a method to ensure the proposed directional on-site circulation is needed
- information is required to confirm applicable parking requirements
- there is concern regarding the existing surface of the proposed expanded parking area
- refuse disposal detail is lacking
- no reduction in open space on the site is proposed
- landscape requirements do not apply
- no new parking lot lighting is proposed

The applicant provided responses to the questioned elements of the proposal and agreed to reflect the requested information and agreed upon modifications on a revised site plan.

Motion by Jarvis, **supported** by Palenick, to recommend Site Plan Approval of the proposed addition of a deck (for outside seating) and parking area expansion at the existing site of Amore's located at 117 West Michigan, based upon a finding of compliance with the Site Plan Review Criteria set forth in Section 42-402, subject to the following conditions:

1. Submission of a revised site plan for administrative review/approval that provides the following additional information:
 - dimensions of property lines, buildings, setbacks, driveways/drive aisles, and parking areas/spaces;
 - building size/occupancy (# seats) to determine application of Section 42-404 that requires the provision of 1 parking space/80 sq ft or every 6 seats (whichever is greater) - - excluding the proposed outside seating area;
 - two (2) barrier free parking spaces in compliance with applicable size/location requirements;
 - a parking lot surface details that demonstrate compliance with the requirement of 'bituminous paving of minimum thickness of 2 inches' or a 'triple sealcoat on a base of cinders or gravel of minimum thickness of 4 inches'; and,
 - the on-site refuse disposal arrangement

The revised site plan shall be submitted for administrative review/ approval prior to submission of the recommendation to the Village Council.

2. Adequate demarcation of the proposed directional access arrangement.
3. Village Fire Department review/approval.
4. Village Department of Public Works review/approval of utility extensions/connections and the proposed method of storm water disposal.
5. Compliance with all Federal, State and Local codes/ordinances.

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

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

**OnGoing Business:
Medical Marihuana**

Facilities

Larson referenced the consensus reached by the Planning Commission at the July 11, 2019 meeting regarding the districts where each authorized facility should be allowed and that each facility should be identified as a special land use within the noted district.

Harvey stated that the Planning Commission has been provided a copy of a Zoning Ordinance template prepared by the Village Attorney to assist in the development of zoning standards applicable to each facility.

Planning Commission discussion ensued regarding the referenced template, as well as the sample ordinances provided previously. It was agreed that the standards adopted by Paw Paw Township and Ross Township were of interest, with the exception of the minimum parcel size and facility separation requirements. Harvey was then directed to prepare draft text pursuant to the Commission’s discussion for consideration at the September meeting.

- 9. Larson stated that the next item for consideration are the proposed amendments 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 presented Draft #3 of the proposed amendments, noting the revisions made in response to Planning Commission discussion in June.

Motion by Pioch, **supported** by Palenick to accept the draft text as revised and to schedule same for public hearing in September. All members present voting yes. The **motion carried**.

- 10. No member comments were offered.
- 11. No staff comments were offered.
- 12. There being no further business to come before the Board, the meeting was adjourned at 8:40 p.m.

Member Comments
**Village Manager/
Planning Consultant**

Adjournment