

**Minutes, Paw Paw Planning Commission  
Regular Meeting, October 5, 2017**

1. The regular Planning Commission meeting of Thursday, October 5, 2017 convened at 7:00 p.m. at 609 West Michigan, Paw Paw, Michigan. Chairperson Larson presiding. **Meeting Convened**
  
2. Present: Larson, Bogen, Hildebrandt, Pioch, Rumsey and Thomas. Also present: Village Planning Consultant, Rebecca Harvey. **Members Present**
  
3. **Motion** by Rumsey, **supported** by Bogen, to approve the agenda as presented. All members present voting yes. The **motion carried**. **Approval of Agenda**
  
4. **Motion** by Pioch, **supported** by Hildebrandt, to approve the minutes of the regular Planning Commission meeting of September 7, 2017, noting that Sarah Moyer-Cale should be referenced as the Village Manager, rather than the Assistant Village Manager. 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 was the proposed amendment of Section 42-3, Zoning Ordinance to modify the definitions of 'Lot' and 'Lot Area'. **Public Hearing:  
Text Amendment -  
Definition of 'Lot'  
and 'Lot Area'**

Harvey stated that, based upon an interpretation request regarding the definition of 'lot area' that was considered by the ZBA on June 27, 2017, the Planning Commission was requested to 1) review/clarify the definitions of 'lot' and 'parcel' set forth in the Zoning Ordinance; 2) clarify/establish the method for calculating lot/parcel area; and, 3) review the Zoning Ordinance to ensure that 'lot' and 'parcel' are referenced correctly.

Harvey provided an overview of the revised definitions of 'lot area' and 'lot' considered by the Planning Commission in August and September, 2017. Planning Commission discussion ensued wherein it was noted that the modified definition of 'lot area' clarifies that 'lot area' does not include that part of the lot in use or to be used as a street. It was further noted that the modified definition of 'lot' clarifies that the term 'lot' includes a condominium building site, a plot, or a parcel. Accordingly, the definition of 'parcel' should be deleted.

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

**Motion** by Thomas, **supported** by Bogen, to recommend Village Council approval of the proposed revisions to Section 42-3 so as to 1) modify the definition of ‘lot area’ as set forth in Sample #2 of the public hearing draft text; 2) modify the definition of ‘lot’ as set forth in the public hearing draft text; and 3) delete the definition of ‘parcel’. All members present voting yes. The **motion carried**.

7. Larson stated that the next item for consideration was the proposed amendment of Section 42-259, Zoning Ordinance to modify the sign regulations of the Downtown Overlay District (DOD).

**Public Hearing:  
Text Amendment -  
DOD Sign  
Standards**

Harvey stated that the DOD sign regulations set forth in Section 42-259 were reviewed and updated in conjunction with the Planning Commission’s work to update the sign regulations set forth in Article VI, Zoning Ordinance. Harvey provided an overview of the draft text, noting that the modifications were finalized for public hearing at the August 3, 2017 Planning Commission meeting.

No 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 approval of the proposed revisions to Section 42-259, as set forth in the draft text referenced in the October 5, 2017 public hearing notice. All members present voting yes. The **motion carried**.

8. Larson referenced correspondence received dated July 19, 2017 regarding a ‘*Proposal to Amend Village Ordinance to Allow Honeybees and Certain Fowl/Livestock in Village Limits*’. Following general discussion of the request in September, the Planning Commission noted interest in looking at how other communities are currently allowing for the keeping of bees and chickens. A review of sample ordinances was scheduled for the October meeting.

**Ongoing Business:  
Text Amendment  
Request – Keeping  
of Animals**

Harvey referenced sample ordinances provided for Planning Commission consideration. Lengthy discussion ensued wherein support for the following elements of the provisions considered was noted:

Keeping of chickens:

- roosters prohibited
- need for consent of neighbors (Ann Arbor)
- not allowed in front yard
- subject to nuisance standards
- limit on quantity - - 4 per ½ acre

- slaughter of chickens not allowed on property
- general support for ordinance in City of Holland

Keeping of honeybees:

- must be kept in backyard
- need for consent of neighbors
- 2 hives/lot
- size of hive – 20 cubic feet
- 10 ft setbacks
- permit requirement - - w/ renewal
- provision of water
- flyway requirement
- property must be owner-occupied
- general support for ordinance in City of Holland

Harvey was then directed to prepare draft text pursuant to the Planning Commission’s discussion for consideration at the November meeting.

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| 9.  | Larson stated that no New Business was scheduled for consideration.  | <b>New Business</b>                             |
| 10. | Larson referenced the Zoning Map recently provided to Planning Commission members. It was noted that the Downtown Overlay District is missing. Planning Commission members further requested 11 x 17 maps for ease of use. | <b>Member Comments</b>                          |
| 11. | No staff comments were offered.  | <b>Village Manager/<br/>Planning Consultant</b> |
| 12. | There being no further business to come before the Board, the meeting was adjourned at 8:30 p.m.   | <b>Adjournment</b>                              |