

**Minutes, Paw Paw Planning Commission
Regular Meeting, November 1, 2018**

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| 1. | The regular Planning Commission meeting of Thursday, November 1, 2018 convened at 7:00 p.m. at 114 North Gremps, Paw Paw, Michigan. Chairperson Larson presiding. | Meeting Convened |
| 2. | Present: Larson, Bogen, Hildebrandt, Jarvis, Palenick, Pioch and Thomas. Also present: Village Manager, Sarah Moyer-Cale and Planning Consultant, Rebecca Harvey. | Members Present |
| 3. | Motion by Jarvis, 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 Hildebrandt, to approve the minutes of the regular Planning Commission meeting of September 6, 2018 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 no <i>Public Hearing Item</i> was scheduled for consideration. | Public Hearing Items |
| 7. | Larson stated that the next item for consideration was the request to amend Sec 42-223 so as to allow ‘outdoor storage’ as a Special Land Use within the B-2 District. | New Business: Text Amendment Request - Outdoor Storage |

Mark Keister was present on behalf of the application. He explained his interest in locating a business within an existing building located within the B-2 District and his need for limited outdoor storage. Keister requested Planning Commission consideration of allowing ‘outdoor storage’ within the B-2 District, noting that several existing special land uses within the B-2 District could be more impactful than an outdoor storage area associated with a principal use.

Harvey referenced the Text Amendment Request Memo and provided an overview of the existing ‘outdoor storage’ regulations and draft text adding subsection (12) to Sec 42-223 so as to allow ‘outdoor storage’ as a special land use within the B-2 District.

Planning Commission review and discussion of the draft text ensued. The following conclusions were noted:

- : outdoor storage is currently very limited within the Village;
- : there is support for allowing ‘outdoor storage’ on a limited basis, in consideration of a recognized need and the similarity to outdoor display

activities currently allowed;
: ‘outdoor storage’ should be a special land use to allow for consideration of same on a site-specific basis and address location and screening needs;
: the outdoor storage must be in connection with the principal use located on the site of the outdoor storage;
: the total area of ‘outdoor storage’ limitation of 30% of the floor area of the principal building is acceptable;
: limiting ‘outdoor storage’ to the side and rear yard is acceptable;
: the draft text adequately allows for consideration of screening requirements.

Motion by Pioch, **supported** by Bogen, to direct Harvey to revise the draft text per the discussion of the Planning Commission and to schedule same for public hearing at the December Planning Commission meeting. All members present voting yes. The **motion carried**.

8. Larson stated that the next item for consideration was the review/revision of the residential districts. Specifically, a continuation of the review of Draft #1 - revisions to the R-2 District to provide for accessory dwelling units and cottage housing.

**OnGoing Business:
Residential Districts
- ‘missing middle
housing’**

Planning Commission discussion of Draft #1 (dated 9.06.18) – R-2 District; Sec 42-372 – Accessory Dwelling Units; and Sec 42-373 – Cottage Housing, ensued. The following was noted:

: proposed changes to Sec 42-141 are satisfactory;
: Sec 42-143 (7) pertaining to handicapped ramps should not be deleted;
: Sec 42-373 (d) – ADUs should be limited in size to the area of the first floor (footprint) of the single family dwelling;
: an ADU located in a second floor of an accessory building should be limited in size to the area of the first floor (footprint) of the accessory building;
: the height of an ADU should not exceed the height of the single family dwelling;
: existing size, height and setback standards applicable to accessory buildings (Section 42-370) should be revised to allow a maximum building footprint of 884 sq ft; a two-story accessory building; and increased side and rear setbacks of 10 feet.
: the suggested revisions to the accessory building provisions will render the remaining ADU provisions acceptable.

Due to the lateness of the hour, it was agreed that continued discussion of the draft text for ‘cottage housing’, as well as discussion of the ‘walkable residential’ overlay district, would be placed on the next available Planning

Commission meeting agenda.

9. No member comments were offered at this time.

Member Comments

10. No staff comments were offered at this time.

**Village Manager/
Planning Consultant**

11. There being no further business to come before the Board, the meeting was adjourned at 8:55 p.m.

Adjournment

DRAFT