

**Minutes, Paw Paw Planning Commission
Regular Meeting, November 2, 2017**

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| 1. | The regular Planning Commission meeting of Thursday, November 2, 2017 convened at 7:00 p.m. at 609 West Michigan, Paw Paw, Michigan. Chairperson Larson presiding. | Meeting Convened |
| 2. | Present: Larson, Bogen, Jarvis, Pioch, Rumsey and Thomas. Also present: Village Planning Consultant, Rebecca Harvey. | Members Present |
| 3. | Motion by Jarvis, supported by Rumsey, to approve the agenda as presented. All members present voting yes. The motion carried . | Approval of Agenda |
| 4. | Motion by Thomas, supported by Pioch, to approve the minutes of the regular Planning Commission meeting of October 5, 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. | Larson stated that no <i>Public Hearing Item</i> was scheduled for consideration. | Public Hearing Items |
| 7. | Larson stated that the Planning Commission considered the request to allow the keeping of bees and chickens in the Village and determined to review how other communities are currently regulating same. She noted that a review of sample ordinances was conducted in October, where support for specific elements of the regulations was indicated. Harvey was then directed to prepare draft text pursuant to the Planning Commission's discussion for consideration at the November meeting. | Ongoing Business:
Text Amendment
Request – Keeping |

Harvey referenced draft text dated November 2, 2017 wherein amendments to Section 42-407 – Miscellaneous modifying Subsection (a) – Keeping of Animals, and adding Subsection (b) – Keeping of (b) Chickens and Subsection (c) – Keeping Honeybees, were detailed.

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

: Subsection (b) (2) – modify consistent with the text used in the City of Holland ordinance provision to clarify the number of chickens allowed per acre;

: Subsection (c) (3) – eliminate the last phrase that describes the position of the required flyway barrier;

: Subsection (c) (3) and (5) – include text that explains the purpose of the flyway barrier and on-site water supply requirements;

: Subsection (c) (4) – increase the 25 ft separation requirement from residential dwellings on adjacent property to 40 feet, similar to that proposed for the covered enclosure for chickens.

: Support the requirement to obtain written consent from adjacent residential properties; consent should be provided by the property owner and not the occupant.

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

8. Larson stated that the next item for consideration was the proposal to develop/clarify the existing definitions of ‘restaurant’ and to revise the standards applicable to ‘drive in restaurants’. She reminded that the matter had been placed on the 2017-2018 Planning Commission Work Plan after use/design issues were raised by several ‘drive-in’ restaurant proposals during the last year.

**New Business
Text Amendment -
Restaurants**

Harvey referenced draft text dated November 2, 2017 that provides clarified/simplified definitions for ‘restaurant’, ‘carry-out restaurant’, ‘drive-in restaurant’, ‘fast food restaurant’, ‘standard restaurant’, and ‘bar/lounge/tavern’ and adds a definition for ‘drive through restaurant’. She reviewed the proposed definitions and explained how they address the use issues previously identified.

Harvey also referenced proposed changes to Section 42-367 (10) designed to expand its application from ‘drive-in restaurants’ to ‘restaurants and other businesses with drive-through service’ and to address the design issues previously identified.

Lengthy Planning Commission discussion ensued wherein support for the proposed modifications were noted. It was further determined that Subsection a. should be modified to establish a 30 ft setback requirement from adjacent right-of-ways, while maintaining the existing 60 ft setback requirement from adjacent residential zoning.

Harvey was then directed to revise the draft text pursuant to the Planning Commission’s discussion and remove the ‘strike-out’ text for consideration at the December meeting.

9. Larson reminded that the Planning Commission is in need of copies of the recently adopted Master Plan and the recently updated zoning ordinance

Member Comments

pages and zoning map.

Larson introduced a recent article on the topic of vacation rentals (air bnbs) and its relevance to the Village. The status of the bed & breakfast inn on Niles/Pine was questioned.

Larson noted the resignation of long-time Planning Commissioner Chuck Rumsey. She stated that Rumsey's extensive contributions of time, knowledge and leadership as a Planning Commissioner have been invaluable and that his presence will be greatly missed.

Planning Commission members and staff expressed their thanks for Rumsey's 30+ years of service to the Planning Commission and the Village of Paw Paw.

11. No staff comments were offered.

**Village Manager/
Planning Consultant**

12. There being no further business to come before the Board, the meeting was adjourned at 9:00 p.m.

Adjournment