

2019-2020 Annual Report of the Paw Paw Village Planning Commission

Under the 2008 Michigan Planning Enabling Act, the Planning Commission is required to prepare an annual report for the Village Council detailing the planning activities of the commission. The following is a summary of these activities.

Site Plan Recommendations:

To approve a proposed building addition, a parking lot expansion, and related site work at the existing First Presbyterian Church, located at 120 Pine Street which is within the R-2 Residential District.

To approve the proposed remodel/occupancy of an existing building which will include a construction business, a coffee house, a retail office and some office space, located at 507 West Michigan Avenue which is within the B-2 General Business District.

To approve the proposed addition of a deck (for outside seating) and parking area expansion, at the existing site located at 117 W. Michigan which is within the B-2 General Business District.

To approve the building renovations and related site improvements at the existing Burger King Restaurant, located at 840 South Kalamazoo St. which is within the B-2 General District.

To approve a proposed 25-space parking lot and related site improvements on property adjacent to the Paw Paw Township Hall, located at the northeast corner of West Michigan Avenue and Gremps Street which is within the Downtown Overlay District (DOD)/Central Business District (CBD).

Other Recommendations to the Village Council to:

Approve the proposed amendments allow for accessory dwelling units and cottage housing to modify the existing accessory building standards to include:

Section 43-141 and 42-143 –R-2 District

Section 42-362 – Structures

Section 42-370 – Accessory buildings

Section 42-373 – Accessory dwellings units

Section 42-374 – Cottage housing development **May**

Approve the proposed amendments to Section 42-101 to Zoning Ordinance to add the Walkable Residential Overlay District to allow and encourage mixed density preservation of single family homes near the center of the Village. **June**

Approve the proposed rezoning of the properties identified on the Zoning Map so as to apply to the Walkable Residential Overlay District. **June**

Recommend the following uses and zones regarding Medical Marijuana facilities in the Village of Paw Paw, all of which are subject to review and approval of a Special Use Permit as illustrated in the table below:

<u>Type of Operation</u>	<u>Allowed Zones</u>	
Provisions Centers	B1, B2, CBD, PUD	
Processing Facilities	L1, G1	
Safety Compliance Facilities	L1, G1, PUD, B2	
Secure Transporter Facilities	L1, G1, B2	
Grow Operations	L1, G1	July

Approve the proposed amendments to the Zoning Ordinance to amend Section 42-348 Streetscape Design Requirements (signs) applicable within the Village Revitalization Area PUD District and to add the Definition of “Development Sign” to Section 42-3, Definitions. **Sept.**

Recommend the approval of the proposed amendments Sections 42-203-343 to authorize medical marijuana facilities within the B-1, B-2, CBD, PUD, I-1, I-2 Districts and Section 42-367- Special Land Uses, and to add the definition of “Medical Marijuana Facility to Section 42-3 – Definitions. **Oct.**

Recommend the approval of the proposed amendment to the Zoning Ordinance to establish common terminology for “public and/or municipal buildings,” to amend the CBD, R-O, and I-1/I-2 Districts to allow for “public and/or municipal buildings” uniformly, and to amend the Village Revitalization Area PUD District to allow for “public and/or municipal buildings.”

Oct.

Recommend the approval of the proposed amendments to the Zoning Ordinance related to “Open Air Businesses,” specifically, amendments to the definitions of “junk and salvage yard” and “open air business.” These amendments apply to the B-2, CBD, I-1, I-2 and PUD Districts to allow an “open air business,” “outdoor display of merchandise,” and/or “indoor/outdoor commercial recreational facility,” and to amend and/or establish use standards for an “open air business” and an “indoor/outdoor commercial recreational facility.”

March

Public Hearings and Special Meetings

The Commission held 15 public hearings, and two special meetings.

Five public hearings to consider Site Plan Reviews.

Eight public hearings to consider amending the zoning ordinance.

Two special hearings to accommodate unscheduled site plan reviews.

Topics Studied in 2019

For several months the Planning Commission studied and held detailed discussions on the complexities of the current laws and regulations concerning marijuana, medical and recreational. Since the Village opted out of recreational marijuana, the Commissioners focused on the regulation of medical facilities in the Village, the zoning and the standards.

Ongoing Business

Develop a "Gateway Zoning District" per the Master Plan.

Review the existing regulatory approach to open air businesses in the Zoning Ordinance.

New Business/Topics to be Studied in 2020

Develop a "gateway" zoning district per the Master Plan.

Incorporate streetscape standards into the Zoning Ordinance to implement adopted streetscape plans.

Review the existing regulatory approach to "short term rentals" in the Village. Consider proposed legislation and optional approaches employed by other communities in Michigan. Develop a recommended action strategy for Village Council consideration.

Review existing Zoning Ordinance definition of "family;" update for legal consistency, if necessary.

Ongoing Recommendations/Reviews

Consider periodic joint meetings between the Village Council, the Planning Commission, and the Zoning Board of Appeals to facilitate effective communication.

Review the Wings of God annual report.