

# Village of Paw Paw Zoning Board of Appeals Meeting

Monday, July 11, 2016

7:00 p.m.

Paw Paw District Library, 609 West Michigan Ave, Paw Paw, MI 499079

## AGENDA

**Call to Order:** (Time) \_\_\_\_\_

**Roll Call:** (Members Present) Carpenter \_\_\_\_\_, Davis \_\_\_\_\_, Flores \_\_\_\_\_, Hartwell \_\_\_\_\_, Pioch \_\_\_\_\_, Wilhemi (Alternate) \_\_\_\_\_, Nielsen \_\_\_\_\_, Harvey \_\_\_\_\_.

### **Approval of Agenda:**

Motion by \_\_\_\_\_, supported by \_\_\_\_\_, to approve the agenda.

### **Approval of Minutes:**

Motion by \_\_\_\_\_, supported by \_\_\_\_\_, to approve the minutes of the regular meeting of **April 18, 2016**.

### **Public Comments Regarding Non-Agenda Items**

### **Public Hearing Items**

1. Justin Barker requests Variance Approval from the following standards applicable to a proposed U-Haul Truck & Trailer Rental Operation (Section 42-367 (23) - '*private open air business*')

: **Section 42-367 (23) a.** – Minimum lot area shall be one acre.

: **Section 42-367 (23) b.** – A five foot fence or wall shall be constructed along the rear and sides of the lot capable of keeping trash, paper, and other debris from blowing off the premises.

The subject site is located at 301 West Michigan and is within the B-2 General Business District.

2. James Clark requests Variance Approval from the following sign standards applicable to the building occupied by Paw Paw Village Pharmacy:

: **Section 42-259 B. 4.** – a projecting sign shall not exceed 20 sq ft in area.

: **Section 42-259 B. 1. d.** – signs may not be internally-illuminated.

The subject site is located at 322 East Michigan and is within the DOD Downtown Overlay District. (*CBD – Underlying District*)

3. LSM Ventures requests Interpretation of the application of the definition of ‘*Restaurant*’ as set forth in Section 2.2, Zoning Ordinance to a proposed coffee shop with a drive-thru element. (Biggby Coffee)

Applicant also requests Variance Approval from the following standards (if deemed) applicable to the proposed coffee shop:

: **Section 42-404 (8)** – off-street parking requirements applicable to a ‘drive-in restaurant’ or a ‘restaurant and bakery’.

: **Section 42-367 (10) a.** – 60 ft setback requirement from an adjacent right-of-way line. (‘drive-in restaurant’)

: **Section 42-367 (10) b.** – 75 ft driveway separation from any intersection. (‘drive-in restaurant’)

: **Section 42-367 (10) d.** – limitation on locating parking within the required front building setback area. (‘drive-in restaurant’)

The subject site is located at 400 South Kalamazoo Street and is within the B-2 General Business District.

4. Such other and further matters as may properly come before the Zoning Board of Appeals for this meeting.

#### **Ongoing Business**

*No Ongoing Business is scheduled for consideration.*

#### **New Business**

*No New Business is scheduled for consideration.*

#### **Member Comments**

#### **Village Manager/Planning Consultant Comments**

**Adjournment** (Time) \_\_\_\_\_