Chairman Peat called the Paw Paw Township Planning Commission meeting to order at 6:00 P.M. on February 23, 2017 at the Township Hall.

PRESENT: Randall Peat, Ivan Olsen, Phillip Arbanas, James Tapper, Bill Johnson, Kip Kerby, and Fran Sanders.

ABSENT: None.


APPROVAL OF THE AGENDA:

The Zoning Administrator informed the Planning Commission that the Special Use Permit Applicant, Nick Serbenski, has requested the Public Hearing be rescheduled to March 23 to allow him time to submit a new site plan due to a complication with the Building Code.

Motion by Kerby, supported by Olsen to approve the agenda as amended. The motion was unanimously approved.

APPROVAL OF MINUTES:

January 26, 2017: Motion by Olsen, supported by Kerby to approve the January 26, 2017 minutes as amended. The motion was unanimously approved.

PUBLIC COMMENT:

Harold Shuitmaker, representing the Specht family, address the Planning Commission regarding the property located at 43317 Red Arrow Hwy. The Spechts owned and operated S & S stamping Company, Inc. as a stamping plant. The property is located in the HCI zoning district and Mr. Shuitmaker requested an amendment to the zoning ordinance to allow a motor vehicle sales and service business in this zoning district. Mr. Shuitmaker recommended the amendment be to the next lower zoning classification which would be the general business (GC) zoning district.
Kerby asked how many acres were in this parcel. Mrs. Fran Specht stated there were 8 acres and one building that is comprised of multiple buildings connected together.

The Chairman asked the Planning Commission members if there were any objections to a car lot in the HCI zoning district. There was no objection from the Planning Commission.

Motion by Tapper and supported by Olsen to add Motor Vehicle Sales and Service stores as a special use with conditions to be determined by the Planning Commission. The motion was unanimously approved.

The Chairman directed the zoning administrator to prepare the language for a Public Hearing at the next meeting and to email proposed language to the Planning Commission members for comments and include the language in the packet.

Mr. Guidebeck addressed the Planning Commission regarding their business operation and stated they were the party interested in purchasing the property located at 43317 Red Arrow Hwy. Their business is a family owned 2 to 3-person operation. He is relocating to this area from Florida and was a mechanic there and has just completed the testing for his license with the State of Michigan. He stated his father has been an auto salesman for a number of years and would be responsible for this portion of the business.

NEW BUSINESS: None.

OLD BUSINESS:

Rebecca Harvey addressed the Planning Commission about the schedule for review of the Paw Paw Township Zoning Ordinance in regards to the Master Plan. Ms. Harvey stated there were two (2) elements for this review:

(1) Elements of how to proceed.
(2) Already identified deficiencies.

Under Item 1 Ms. Harvey stated this would be work done in the next 3 months. She will do a technical document review which will identify items the zoning ordinance should have and should not have. She will do an assessment as to how the zoning ordinance relates to the Master Plan and identify places to change to help implement or stop impeding the Master Plan. This will take one to two months to complete and the Planning Commission will receive two end products: one identifying the changes and one providing a new outline for the zoning ordinance.

Ms. Harvey would like to meet at the second meeting with both the ZBA members and staff. Ms. Harvey plans to return at the May meeting with the final documents.
The Chairman asked for input from Ms. Harvey for the area from Red Arrow Hwy to I-94 on CR 671 and the surrounding HCI and HSC zoning districts. The Chairman also requested information from Ms. Harvey on Medical Marijuana and the new law.

OTHER BUSINESS:

The Chairman requested the proposed language for the HCI and Special Event packet be given to Ms. Harvey to be included in her review.

The Chairman announced two training opportunities:

- Workshop for local government at the Van Buren Conference Center in Lawrence on Mar 6 6-9 pm.
- Shorelines & Shallows Conference at the Kellogg Center on Mar 9 9 am to 3:45 pm.

The next meeting will be March 23, 2017.

ADDITIONAL PUBLIC COMMENT: None

ADJOURNMENT:

Motion by Kerby, supported by Olsen to adjourn the meeting at 7:30 PM. The motion was unanimously approved.

Respectfully submitted,
Kelly Largent
Zoning Administrator