Chairman Peat called the Paw Paw Township Planning Commission meeting to order at 6:00 P.M. on October 26, 2017 at the Township Hall.

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

ABSENT: Bill Johnson.

ALSO PRESENT: Rebecca Harvey, Marilynn and Kevin Murphy, Kristen and Mike Ely, Kevin Paczkowski (All Secure Self Storage), Tim Costello (All Secure Self Storage), Bert Gale (Zoning Administrator) and Kelly Largent (Zoning Administrator).

APPROVAL OF THE AGENDA:

Motion by Kerby, supported by Tapper to approve the agenda. The motion was unanimously approved.

APPROVAL OF MINUTES:

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

PUBLIC COMMENT:

Kristen Ely of 27131 CR 375, discussed the special event text amendment for next month and stated she has concerns regarding the Master Plan and Future Land Use map. If they have to update this prior to the special use permit and text amendment, how long would this process take.

Mr. Gale addressed the Commission stating they want to create a wedding venue in the AGR zoning district, could this be considered as an agribusiness similar to the way winery/cidery was, and also what about a farming operation located on the same parcel as the venue….again going to the definition of an agribusiness.

Ms. Harvey stated that the Planning Commission will get to decide if the use in the text amendment is going to be an appropriate use in the district when the Commission is reviewing
the text amendment. She also pointed out that when looking at the text amendment that a SUP will still need to be applied for and approved.

Ms. Largent will verify the adoption of the Master Plan and check on the language in the policy section.

Tapper questioned how many people would this accommodate. Mrs. Ely replied it is a 2-phase development plan, the first phase would accommodate 250 people and the second phase would increase it to a maximum of 500 people.

Chairman Peat stated to the Ely’s that the Planning Commission is interested in the presentation of a text amendment.

Kevin Paczkowski of All Secure Self Storage addressed the Planning Commission. He stated they are looking at Safety Lock Storage and have entered a purchase agreement which includes the current facility and 2 acres behind the existing parcel. All Secure Self Storage is interested in expanding this facility onto the additional 2 acres because the current facility is a little smaller self-storage business than they usually purchase. He also stated that they are looking for any major reason why they can’t rezone the 2 acres from ARR to GC.

Chairman Peat asked for Ms. Harvey’s opinion. Ms. Harvey stated they have 2 ways to approach this. The first is rezoning the parcel and the second is as a conditional rezoning.

Chairman Peat asked what is the best way to handle this rezoning or as a conditional rezoning.

Ms. Harvey stated they can do a conditional rezoning, but the applicant has to initiate this process, or they can do a traditional rezoning of the parcel.

Chairman Peat stated that the Planning Commission would consider an application if one was submitted as it would for any application submitted for Planning Commission consideration. He stated that the Township Board and the Planning Commission are very committed to the growth of Paw Paw Township and businesses.

Marilyn Murphy of 36343 CR 358 addressed the Planning Commission about a Medical Marihuana meeting and asked if they had attended. Sanders stated the Township Board does not have it on the agenda for November or December. She does not believe it is going to result in a favorable decision.

Chairman Peat stated that it is not all revenue driven and felt that it is too early in the game to make a decision regarding opting in or out.
Olsen stated that the Township is going to have costs and it has been considered at the State and National levels. He recommends the revenue sources for the additional support staff be considered.

Ms. Murphy stated that Porter Township viewed this as they needed to get something in place prior to the deadline imposed by the State to show they are interested in this type business. She pointed out that tiny houses are another example of something that has been embraced by other communities while Paw Paw Township has not considered this residential housing option.

Chairman Peat stated the decision is up to the Township Board. The Planning Commission is an appointed body and won’t consider it until the Planning Commission gets direction from the Township Board.

Sanders stated that the Township Board is not interested in this discussion, however, Ms. Murphy can call the office and have it placed on the agenda for the Township Board.

Ms. Largent will provide information on this from the State of Michigan LARA website.

Sanders stated that Hartford made a resolution to opt out.

Ms. Murphy stated that recreational use of marihuana is on the Ballot for 2018.

Olsen stated that the Planning Commission is not being presented with anything that would address the immediacy of why any action is needed.

Chairman Peat stated that the Planning Commission meeting regular schedule date will be discussed later tonight or at next month’s meeting.

The Planning Commission discussed the regular meetings for the next 2 months. If they are combined would Dec 7 work. The text amendment was discussed and the Planning Commission decided to meet on Nov 30 as the first meeting to work on the text amendment language for special event venues and Dec 28 for the Public Hearing if possible.

The Chairman agrees with Ms. Harvey’s opinion that the Planning Commission can focus on the zoning ordinance text amendment and then update the Master Plan at a later date.

The Chairman requested Ms. Harvey prepare proposed text language for the special event venue to be submitted along with the applicant’s proposed language for the Nov 30 meeting. Ms. Largent is to provide a copy of the applicant’s proposed language to Ms. Harvey.

Due to the length of the Public Comment portion the Chairman tabled the change of regularly schedule Planning Commission meeting to the Nov 30 meeting.
NEW BUSINESS:

Rebecca Harvey addressed the Planning Commission regarding the update to the Zoning Ordinance.

Ms. Harvey stated that she has provided section 8 tonight and section 10 will be provided to the Township in the near future.

Chairman Peat made clarification comments and asked the members if they were interested in tabling their comments until the Nov 30 meeting?

Sanders stated she is in favor of tabling.

Arbanas had a question about the 300 feet for the noticing requirement. He thought it was more than this. Ms. Harvey stated that no this requirement is determined by the Statute.

Kerby stated Article 9 contains a section about fencing. He asked if this is regulated by the State or local government. Ms. Harvey stated it is regulated by local government and that the local government can’t regulate the building code, but fencing can be regulated by zoning.

Chairman Peat, hearing no objection to tabling their comments, tabled the Planning Commission comments for the first submission from Ms. Harvey to the Nov 30 meeting. The Planning Commission will be reviewing 5 sections of the proposed zoning ordinance at this meeting.

Ms. Harvey stated that in tonight’s submission she has added graphics and included the Village of Paw Paw language for vegetative buffers. She stated that the Village had received so much feedback on this subject, that they backed off on the implementation and now it is encouraged. They also added an explanation of what a vegetative buffer is. This was all prompted by the Maple island natural seawall. This natural seawall was mistaken as a vegetative buffer and it is not.

OLD BUSINESS: None.

OTHER BUSINESS:

Chairman Peat read the flyer for a training seminar regarding planning and zoning for solar in Michigan. The seminar is Nov 13 from 5:30 to 8:30 in Vicksburg.

Ms. Largent will attend.

Ms. Harvey stated that the pleasant environment created by this Planning Commission was a tonic to her this evening after she had attended a very stressful meeting earlier.
Next meeting Nov 30.

ADDITIONAL PUBLIC COMMENT: None

ADJOURNMENT:

Motion by Kerby, supported by Tapper to adjourn the meeting at 7:32 PM. The motion was unanimously approved.

Respectfully submitted,
Kelly Largent
Zoning Administrator