Paw Paw Township
Planning Commission
Minutes
September 27, 2018

Chairman Peat called the Paw Paw Township Planning Commission meeting to order at 6:00 P.M. on September 27, 2018 at the Township Hall.

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

ABSENT: Kip Kerby.

ALSO PRESENT: Mike Ely, Brian Herbert, Rebecca Harvey (Planning Consultant), Bert Gale (Zoning Administrator), and Kelly Largent (Zoning Administrator).

APPROVAL OF THE AGENDA:

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

APPROVAL OF MINUTES:

August 23, 2018: Motion by Arbanas, supported by Olsen to approve the August 23, 2018 minutes as submitted. The motion was unanimously approved.

PUBLIC COMMENT: Mr. Brian Herbert asked if the Future Land Use map that was available on the website is the current map. Ms. Harvey stated yes, it is and will remain in effect until the new maps become effective. Ms. Harvey also stated that when the Master Plan was done there were no changes made to the Future Land Use map other than nomenclature. Mr. Herbert stated that he wants his property to return to the agricultural (farmland protection) zoning district from the agricultural rural residential zoning district. The Chairman requested that Mr. Herbert put his request in writing. Mr. Herbert stated that he wants a public discussion/hearing on this matter.

NEW BUSINESS:

Rebecca Harvey - Zoning Ordinance Review.

The review of the first draft resumed with Article 5 page 5 with the Chairman noting the following items. After item 14 there should be an item 15 Rifle/shooting range(s). Article 5 page 6 the sliding scale should be removed. Article 5, page 7, item 2 should be removed. Ms. Harvey commented that the Planning Commission had requested the original language be used at the July meeting. So, the Lot, Yard, and Area Requirements on pages 6-7 of Article 5 will be
changed back to the original language in the next draft. Also noted were the references to section 8.01 were incorrect.

Johnson had questions about which version the Planning Commission had. He believed his copy was not complete. Ms. Largent was asked about the distribution of the first draft. She explained that she provided an electronic copy from Ms. Harvey to the Township who printed it and provided a hard copy to each member.

Article 5, page 23 section 5.09, the Chairman asked if this was the section that was added as the gateway development which Ms. Harvey and the Planning Commission had discussed. Ms. Harvey stated yes, this the section based on the document “Paw Paw Community Gateways”. She stated she has modified it for Paw Paw Township from the gateway document for the Village of Paw Paw. The Chairman asked if the changes were more or less restrictive. Ms. Harvey stated that the changes were not intended to be more or less restrictive. Instead, it adds use options that are applicable to the North Kalamazoo area only and design standards. The Chairman stated that he believes this new section should be left in for now and the Planning Commission can come back to it at the final review for discussion.

Article 7, page 1 section 7.02 paragraph 2 (a) approval, the Chairman requested the additional language to allow the Planning Commission to make a recommendation to the Township Board as the Planning Commission deemed appropriate. Mr. Ely stated that he felt the Planning Commission knew more about his business and special use permit request than the Township Board and the Planning Commission should have the ability to approve special land uses.

Article 8, page 9 item 6 Security, the Chairman asked that the following be added: 24/7 surveillance; the video be captured locally and on the web; the video be immediately provided to the police upon request.

Article 11, page 15 section 11.03 paragraph B (1), the Chairman asked if this is the same authority the Zoning Board of Appeals has presently. Ms. Harvey stated yes, it is the same authority under State law. She is simply stating what that authority is for clarity.

Ms. Harvey asked about the Wind/Solar System Ordinance that she had received a copy of in June. The Chairman stated that at the last meeting the Planning Commission had discussed this. The Planning Commission would like to have text for residential wind systems added and does not see a need to add text for a commercial/utility scale wind system. The Planning Commission had also discussed solar array systems and are open to discussion regarding adding solar array systems to the zoning ordinance. Ms. Harvey was tasked with adding text for a commercial/utility scale solar array system as a special use permit. Ms. Harvey stated that is will be added to Article 8 and the zoning districts in the next draft.

Ms. Harvey distributed the comments she had received from the Township Attorney on the draft zoning ordinance. She stated that the packet contains the comments she received in July and September. The July comments have already been incorporated in the next draft.
Ms. Harvey stated she will complete the second draft which will include the comments from tonight and formatting changes. The Planning Commission will be in a position to perform a final review with this second draft; make changes to the zoning map; and schedule the public hearing if they choose. Ms. Harvey will provide the second draft to the Zoning Administrator and Township 2 weeks prior to the next meeting giving the Township time to print copies and distribute them to the Planning Commission members.

The Chairman noted that the next meeting will be October 25th and the November meeting will be on the 29th.

OLD BUSINESS:

Paw Paw Gateway Community: discussed under new business. The Chairman asked that this be removed from next month’s agenda.

Wind/Solar Amendment: discussed under new business. The Chairman asked that this be removed from next month’s agenda.

OTHER BUSINESS:

Next meeting is Oct 25th.

Meeting in November is Nov 29th.

Ms. Largent stated that the rezoning application for All Secure will be on the October Agenda.

Ms. Largent was asked to send an email reminder to the Planning Commission members for pick up of the second draft.

ADDITIONAL PUBLIC COMMENT: None.

ADJOURNMENT:

Motion by Tapper, supported by Olsen to adjourn the meeting at 6:48 PM. The motion was unanimously approved.

Respectfully submitted,
Kelly Largent
Zoning Administrator