Paw Paw Township Planning Commission

Minutes 6.25.2020

All members present: Kip Kerby, Fran Sanders, Phillip Arbanas, Tom Palenick, Phil, and Chad Learned

Also present Rebecca Harvey Planning Consultant

Chairman Kerby called meeting to order 6:04pm

Motion to Approve Minutes by Fran. Seconded by Chad approve agenda - unanimous

No public present -

New Business: ADU draft ordinance review- REBECCA goes point by point – she drafted the ordinance for the township. Kip mentions new standard we are establishing based on other standards? Rebecca concept is not new - but went out of favor for years. Now becoming more common in MI - because possible housing shortage small, rural. Accessory to principal dwelling unit - going over 3 different ways.

Rebecca let us know that the Village of Paw Paw went into an extensive review of ADU’s in response to residential housing options.

Kip – asked if this was mostly rental or seniors. Kids getting money to house parents for senior living? Is there a business here. Gray area tie ins on that? Rebecca- saying short term rentals under review statewide. On state side real estate fighting to not restrict short term rentals locally. Financial side of things are NOT addressed in zoning. ADUs are not generally short term rentals. Currently the township does not allow short term rentals.

Fran doesn’t want under 30 days and maybe 90days

Our single family only allows 30day rentals plus already per zoning ordinance. Fran mentioned township has many now we do and don’t know about. Fran talked about some issues with current ones.

Phil – (new member) - saying what’s difference in internal adu and just a house. Rebecca - single building with 2 different dwelling units. In past mother in law suites there were family only in past. Guest quarters?

ADU is YES it is a separate unit provides additional housing. Phil commenting that we don’t want it OBVIOUS that it is.

Kip asking about sewer - yes addressed later
Fran - separate piece of land ADU across the street? Should have a deed restriction. Tom asks What’s difference buying house across st from me vs an ADU? Could just be a new residence.

Rebeccas review point by point ADU guidelines with Chad’s submitted comments and questions. (see also attached)

1- agreed on the option with SLU permit on both
2-discussed Chads questions - Rebecca - this is a cautious situation. That’s why people are narrow. Fran and new Phil don’t want worried about lots tight residence. Agreed one per lot consensus of commission

3-good as is
4-total floor area, Rebeccas thought on % etc... because of mass etc... Rebecca worried about footprint. Maybe a percentage with a maximum. Maximum footprint shall not exceed.
Village Phil mention their standard is 884sqft max ADU. Leaving as is after lots of discussion but allow deviations with SLU permit.

5-height. Accessory buildings can deviate with SLU. 15ft is low.

6-Exterior appearance? Is it too restrictive? Mostly apples to exterior - Rebecca - communities fear is control over look of the ADU. Phil brings up what about brick do you have to brick. Fran recommended “compatible”. Zoning administrator too loose a standard. Rebecca is going to work on this to address our issues without being too restrictive.

7 good

8 Not in the front yard. Available by SLU already. New Phil worried corner lot - front yards if you can have an accessory building than you should have an ADU allowed. If deviate allow through a SLU was consensus.

9 Yep unless on a second lot. If big lot should be able to have own driveway. Fran and Phil. Keep way drafted except for if ADU is across street allow.

10 parking space – Chad commented why need additional if already have more than required. ADU would say you need one more than required under current regs

11 Good as drafted
12 Good as drafted
13 One of two be owner occupied - Fran has a problem there. Older couple needs help - couldn’t rent both out per REBECCA. What if the owner moved? Shouldn’t be mostly vacant. Primary residence exemption. Phil saying cant
cover every contingency. Rare problem if comes up we can amend leave as is consensus.
14 Short term rental. Chairman mentions we are complaint driven in the township.
15 Good deed restrictions no problems

16 good as drafted
17 this is zoning and good just get a new permit. Doesn’t require going to us.
18.
Break

More one adu on 40 acres. Existing lot large. Rebecca has to be on conforming lot and an ADU. Chad asks if room tons of room does it make sense? Rebecca respond That situation would turn into a mult family development. Can’t treat them differently. Fran on yearly registration fee? Not needed would have to prove accessor because we would know from initial permit etc.

# occupants Kip we cant go there we don’t limit this for any residences etc. Fran Health department? Define family in other ordinances. Too difficult to control. Consensus we won’t add restrictions.

Chad asks if we need a way to stop ADUs with problems with yearly review etc. Rebecca - We don’t need as a stop on yearly approval etc as we have other enforcement actions.

Fran - discussion on zoning where we could have them etc etc.. already not multiple family, trailer parks etc... Any district we don’t want it in?

Fran ag use - ? So if have second dwelling for farm hand etc couldn't have an adu. Rebecca mentions different regs for agricultural use.

Discussion on waterfront property’s. Lake lot renters. Chad mentions that legally can’t confer riparian rights to a ADU renter however in practicality it would probably happen.

Kip - Rebecca to carry the torch next month. Public hearing next month. Agreed

No old business

Fran
Switching from Julie Johnson to David (Horizon) for planner. Julie moved to Texas township..

Propose to move to the 3rd Thursday for meetings. Except for next one. July 25th. Not work for Phil. Fran, 2nd Wednesday of month – Consensus agreed.

Safe built - will be new zoning administrator should be smooth and professional.
Adjourn motion Chad. Seconded kip
Unanimous.
Meeting Adjourned 7:40pm