Chairman Peat called the Paw Paw Township Planning Commission meeting to order at 6:00 P.M. on September 29, 2016 at the Township Hall.

PRESENT: Randall Peat, Don Stull, Phillip Arbanas, James Tapper, and Bill Johnson.

ABSENT: Ivan Olsen, Kip Kerby.

ALSO PRESENT: Matt Miller, David Smith (owner 38913 W. Red Arrow Hwy), Ralph Moyle, Kelly Page, E. Frances Sanders, Bert Gale (Zoning Administrator), and Kelly Largent (Zoning Administrator).

APPROVAL OF THE AGENDA:

Motion by Arbanas, supported by Johnson to approve the agenda. The motion was unanimously approved.

APPROVAL OF MINUTES:

June 23, 2016: Motion by Arbanas, supported by Johnson to approve the June 23, 2016 minutes as submitted. The motion was unanimously approved.

PUBLIC COMMENT: None

NEW BUSINESS:

Mr. Smith presented the site plan for a 60’ x 60’ steel building for the storage of concrete pumping trucks and equipment with an additional attached 12’ x 20’ area for restrooms. The building will also have a concrete floor.

Mr. Gale was asked by the Chairman to comment on the items in the summary review which were condition not met. Mr. Gale discussed items 5 and 6 from Section 42-301 regarding the zoning for the surrounding parcels and the submitted site plan being signed and sealed by a land surveyor only. Mr. Gale commented on Section 42-302 A items 4, 5, 6, 7, 10, 11, 12, 16, and 17.
Mr. Smith stated that he has obtained the following permits: well and septic from the Van Buren County Health Department and soil erosion from the Van Buren County Drain Commission. Mr. Smith stated that the Drain Commission did not require storm water drainage measures. Mr. Gale recommended that Mr. Smith obtain something in writing from the Drain Commission indicating that storm water drainage measures were not required.

Mr. Smith stated that there will be 3 employees maximum at this facility and only there long enough to pick up the concrete pumper truck(s). He stated that the exterior of the building will have security lights at night.

The Chairman proposed that Section 42-301(5) be waived and Section 42-301(6) be accepted as submitted with the licensed land surveyor signature and seal in lieu of a design professional.

The Board had a discussion regarding soil erosion controls and storm water drainage. Mr. Gale stated that these were 2 different things and that soil erosion controls were during construction typically and storm water drainage measures control where the water goes from storms. Mr. Smith stated that the building will have gutters. Mr. Gale noted that the site plan depicted contour lines which the Board could use to help determine which direction the storm water would flow.

Motion by Arbanas, supported by Tapper to waive Section 42-301(5), accept as submitted Section 42-301(6), and approve the site plan with the following conditions:

1. Parking space size to be added to the site plan.
2. Concrete apron and crushed concrete to be depicted on the site plan. The owner to come back in the future with an amendment for the hard surfacing of the parking area.
3. Exterior lighting to be added to the site plan.
4. Van Buren County Health Department well and septic permit.
5. The owner to submit an amended site plan to the Zoning Administrator to verify items 1 – 4 above.

The motion was unanimously approved.

The Chairman opened the public hearing for the master plan update at 6:28 PM.

The Chairman stated that the township had received a letter from Van Buren County Planning Commission. The Chairman reported to the Board on the items listed in the letter as follows:

Public input not mentioned: Rebecca Harvey sent an email with the language that will be added for this item. Please see her email.

Future Land Use map not provided: Rebecca Harvey is working on reformatting this map and it will be included when this has been completed.
PA 116 map and agreement: the clerk will provide this information to be included.

The Chairman noted that the Van Buren County Planning Commission is a reviewing body only.

Mr. Page addressed the Board regarding property owned by Mr. Moyle. The property is South of the Railroad tracks and North of I-94. Mr. Page is requesting that the Future Land Use Map be amended to Heavy Commercial/Industrial to allow future expansion of Mr. Moyle’s business.

Motion by Arbanas, supported by Tapper to amend the Future Land Use Map for the parcel South of the Railroad tracks and north of I-94 owned by Mr. Moyle to Heavy Commercial/Industrial. The motion was unanimously approved.

Mr. Page will provide AGS with the parcel information. AGS will contact Ms. Harvey with this information to update the map.

The Chairman closed the public hearing at 6:43 PM.

OLD BUSINESS: None.

OTHER BUSINESS:

Bauckham, Sparks, Thall, Seeber & Kaufman fall mini-conference is Oct 13 any Planning Commission member interested in attending please let the township know. The conference will be at the Fetzer Center.

Johnson asked if the Capital Improvement Plan (CIP) needed to be included in the Master Plan.

Arbanas asked if the Board wanted to add a CIP and could the Board provide input.

Stull addressed the Board regarding the recent change to the Medical Marihuana Law and stated that there was time for the township to decide whether they want to opt in. He also stated he attended an MTA conference with discussion topics of Right to Farm Act, Wind, and wireless communication towers.

Stull introduced Matt Miller and Fran Sanders to the Board. They are the new trustee members to the Township Board.

The Roadhouse noise issue is back. The Roadhouse is under new ownership. Could the noise ordinance address this? Does the Township have a noise ordinance? Could the zoning ordinance be amended to add outdoor music as a special use permit? Mr. Miller commented that sound
travels a long distance and gave an example of the high school football announcer and how far away you could hear him/her.

Stull asked Tapper, Peat, and Johnson if they were interested in remaining on the Planning Commission Board since they are up for reappointment. Johnson stated that if the Township Board wanted someone else he is not opposed to stepping down.

Items for the January 26, 2017 meeting: Wind/Solar, Noise, Medical Marihuana, Zoning Ordinance Review. AGS is to determine one hour’s worth of work for the zoning review and send to the members for the next meeting.

The chairman suggested Ms. Harvey be put in charge of the review/comparison of the Master Plan and Zoning Ordinance.

The next meeting will be January 26, 2017.

ADDITIONAL PUBLIC COMMENT: None

ADJOURNMENT:

Motion by Tapper, supported by Stull to adjourn the meeting at 7:17 PM. The motion was unanimously approved.

Respectfully submitted,
Kelly Largent
Zoning Administrator