Chairman Peat called the Paw Paw Township Planning Commission meeting to order at 6:00 P.M. on October 23, 2014 at the Township Hall.

PRESENT: Randall Peat, Donald Stull, Kip Kerby, Bill Johnson, Phillip Arbanas, Ivan Olsen

ABSENT: William Mihelich

ALSO PRESENT: Roxanne Seeber (Township Attorney), Bert Gale (Zoning Administrator), Linda Jordan (Township Clerk), Brandon Shannon (Applicant for 37933 Peters Dr.), Kelly Largent (Zoning Administrator)

APPROVAL OF THE AGENDA:

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

APPROVAL OF MINUTES:

March 27, 2014: Motion by Olsen, supported by Kerby to approve the March 27, 2014 minutes as presented. The motion was unanimously approved.

June 26, 2014: Motion by Kerby, supported by Olsen to approve the June 26, 2014 minutes as presented. The motion was unanimously approved.

September 25, 2014: Motion by Arbanas, supported by Kerby to approve the September 25, 2014 minutes as presented. Johnson was opposed to the motion due to the fact that he was in attendance and not listed as present. Mr. Gale also pointed out that the date in the first paragraph for the call to order is incorrect. Following the discussion of these corrections to the September 25, 2014 the motion including the noted amendments was voted on and passed.

PUBLIC COMMENT:
Chairman Peat reported the death of Board member William Mihelich to the Board. Bill Mihelich has served on the Planning Commission Board for many years and was a member in good standing. The Planning Commission Board supports the Township Board sending a letter of appreciation to Bill Mihelich’s family for his years of service to the community.

OLD BUSINESS:

Chairman Peat reported the request for the zoning change for parcels 80-14-030-012-00 and 80-14-031-001-00 has been withdrawn.

Peat stated he is opposed to zoning changes if there is another way to achieve the desired result.

Olsen stated he too supports other methods rather than rezoning and changes to the Master Plan.

NEW BUSINESS:

Brandon Shannon presented his plan for a 576 square foot addition to the existing building located at 37933 Peters Dr. Mr. Shannon explained that his idea is to do a phased development. He wants to expand with the 24 x 24 (576 square foot addition) this year and have a 40 x 40 addition off of the front of the building next year. His business is relocating to this property with the desire to expand as his business sees an increase in growth.

The Board asked questions concerning hard surface parking, what type of business Mr. Shannon had, if the business was already established or new, if semi-truck traffic for delivery of products was addressed, if he currently received product via semi-trucks, and where this access would be provided. Mr. Shannon described his business was manufacturing in nature and provided the Board with more details. Mr. Shannon explained he was hoping to not have to have a hard surface installed this year because he would hate to have to tear it out next year when he started the second phase of development. Mr. Shannon stated he did not have semi-truck deliveries at the present moment, however, sometime in the future this may occur and this access is planned off of the West side of the property.

The Board discussed the hard surface parking further. Chair Peat commented he had reviewed the information and was pleased with the detail.

Township Attorney Seeber mentioned that the Board could approve the plans with conditions if the Board wished.

Mr. Gale recommended that the Board could combine this meeting(preliminary site plan review) and the final site plan review if the Boards sees fit to do so and the applicant is willing to assume the risk.
Peat stated the Board was willing to look at this as the final and questioned what the risk was to the applicant.

Motion by Arbanas and supported by Kerby to approve the site plan with the condition of the gravel parking until the second site plan, at which time the parking must be part of the site plan; construction to be completed in 1 year from this approval date. Motion was unanimously approved.

OTHER BUSINESS:

Wind/Solar: Tabled until future meeting.

Master Plan/Planner: Chairman Peat stated they had 3 names as consultants for the master plan. They were Mark Idleson, Rebecca Harvey, and Tim Britton. Peat stated he would like to see letters of introduction and resume’s from each. Attorney Seeber said she will contact each consultant and make this request.

Arbanas also suggested Ken Dettloff and asked for more information about whether or not Mr. Dettloff would be interested.

Chair Peat stated that the next planning commission meeting is in January and if there was any rush to make a decision on this matter.

ADDITIONAL PUBLIC COMMENT:

Chair Peat passed out a Van Buren County fact sheet for the 911 millage on the November ballot.

ADJOURNMENT:

Motion by Olsen, supported by Johnson to adjourn the meeting at 6:30 P. M. Motion was unanimously approved.

Respectfully submitted,

Kelly Largent
Zoning Administrator