Chairman Peat called the Paw Paw Township Planning Commission meeting to order at 6:00 P.M. on October 22, 2015 at the Township Hall.

PRESENT: Randall Peat, Ivan Olsen, Don Stull, Kip Kerby, Phillip Arbanas, and James Tapper

ABSENT: Bill Johnson

ALSO PRESENT: Rebecca Harvey (Planning Consultant), Bert Gale (Zoning Administrator), and Kelly Largent (Zoning Administrator)

APPROVAL OF THE AGENDA:

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

APPROVAL OF MINUTES:

September 24, 2015: Motion by Arbanas, supported by Kerby to approve the September 24, 2015 minutes. The motion was unanimously approved.

PUBLIC COMMENT: None.

NEW BUSINESS:

Rebecca Harvey presented the initial draft of 2 chapters of the master plan. Ms. Harvey discussed the content of Chapter 1 Introduction: what it is in terms of the master plan as a whole, how to use it, changes to the format, and added information. Ms. Harvey discussed the change to Chapter 2 to demographic information and that the portions of this chapter in the previous master plan which did not deal with demographics had been incorporated into the new Chapters 1 and 3. Chapter 2 demographic information is still undergoing updates. Ms. Harvey discussed the content of Chapter 3: which identifies issues that are neither positive or negative and does not provide solutions, strategies, or benefits. Ms. Harvey also noted the addition of a commercial segment and coordinated planning.
The Board asked if the plan will be available in an electronic format. Ms. Harvey responded, yes.

The Chairman commented that in Hartford there is a 700-acre property along I94 which is the largest undeveloped land that can have a railroad spur. Other topics and questions discussed by the Board were the I94 emergency route. The Board noted that this is currently Red Arrow Hwy for the alternate route for truck traffic which diverts trucks through the Village of Paw Paw. The Board discussed putting the truck traffic along the commercial district and the possibility of a road from Decatur to Paw Paw along I94 and tying it back into the Paw Paw exit. Kerby stated this has been looked at in the past and that the cost is prohibitive at present.

The Board will read the submitted draft Chapters 1 and 3 and provide comments at the next meeting. Ms. Harvey will forward for distribution to the Board for the next meeting.

Stull asked about the public hearing for the master plan. This will be conducted after the draft is available.

OLD BUSINESS:

The Chairman asked if there were any comments on the draft text amendment for site plan review. Olsen asked what the process is for reversing this text amendment if the Board would need to take control back. Mr. Gale explained that it would require another text amendment.

Motion by Kerby, supported by Tapper to hold a public hearing for the site plan review text amendment. The motion was unanimously approved.

OTHER BUSINESS:

Olsen commented about the Seminar this afternoon and stated Jim Tapper, Dave Richardson, and Linda Jordan besides himself were present. He found the seminar to be very informative.

The next meeting will be December 15, 2015 at 6 PM.

ADDITIONAL PUBLIC COMMENT: None

ADJOURNMENT:

Motion by Arbanas, supported by Tapper to adjourn the meeting at 7:08 PM. The motion was unanimously approved.

Respectfully submitted,
Kelly Largent
Zoning Administrator