Chairman Peat called the Paw Paw Township Planning Commission meeting to order at 6:00 P.M. on April 28, 2016 at the Township Hall.

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

ABSENT: None.

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

APPROVAL OF THE AGENDA:

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

APPROVAL OF MINUTES:

March 24, 2016: Motion by Olsen, supported by Kerby approve the March 24, 2016 minutes as submitted. The motion was unanimously approved.

PUBLIC COMMENT: Dave Smith purchased the old Butler property. Mr. Smith addressed the Planning Commission regarding his concerns for the sewage system requirements for the HCI zoning district. The Planning Commission recommended Mr. Smith talk to Van Buren County Environmental Health Department and to the public sewer authority to determine where the end of the sewer line is. This information will help Mr. Smith determine which system he will need to connect to.

NEW BUSINESS:

The Chairman, Vice Chairman, and Mr. Kerby, attended the presentation at the library on April 21, 2016 regarding the watershed overlay district. The Chairman recommends the remaining Planning Commission members review the presentation. The presentation had great
representation from the county, township, and village and was a good presentation overall. Ms. Harvey appreciated all those who attended.

Rebecca Harvey presented the draft of the master plan with the exception of the maps. Chapter 2 is information regarding demographics and housing trends. Ms. Harvey explained the differences in the information for this update and the previous update were mainly due to a difference in community planning concepts from the previous years. Ms. Harvey noted that one of those difference is the draft update uses the number of households and household size instead of population. She also noted that age groups were used to provide numbers for how many were in each group, the services they were interested in, and how quickly each age group was fluctuating (increasing or decreasing). The demographic information is included to lay the foundation and reasoning for managing township assets. Ms. Harvey reviewed Chapter 4 which sets forth the township strategies to support the goals, both existing and new, of the township. Chapter 5 fully describes the classifications, highlighted plan elements, and the zoning plan. Chapter 6 is the implementation (action plan). Ms. Harvey stated that no monies were attached to this plan and the monies are the only thing not in the plan that is required by statute. She also pointed out that legislative bodies do not typically allow the Planning Commission to determine the monies. Ms. Harvey noted that there were several pages missing from this draft. She will create a PDF for each chapter and email it to Kelly and Board members.

Each Planning Commission Board member will review the document and send comments to Ms. Harvey. These comments will then be discussed and changes made at the next meeting.

The next step once the review by the Planning Commission is complete and accepted would be to forward the draft to the Township Board with a request to distribute. Once the Township Board has approved it, the draft will be distributed to surrounding municipalities and the county. They in turn have 42 days to review the draft and provide comments. The Public Hearing will be held once the County Planning Commission and Township Planning Commission agree on the draft master plan.

OLD BUSINESS: None.

OTHER BUSINESS:

The next meeting will be May 26, 2016 at 6 PM.

ADDITIONAL PUBLIC COMMENT: None
ADJOURNMENT:

Motion by Kerby, supported by Arbanas to adjourn the meeting at 7:13 PM. The motion was unanimously approved.

Respectfully submitted,
Kelly Largent
Zoning Administrator