Chairman Peat called the regularly scheduled meeting of the Paw Paw Township Planning Commission meeting to order at approximately 7:00 on **April 22, 2010** at the Township Hall.

Those present were:  
Randall Peat  
Phil Arbanas  
Tom Beam  
Kip Kerby  
Ivan Olsen  
William Mihelich  
Donald Stull

Absent was:  
None

Also present were:  
Bruce Dean, AGS

**APPROVAL OF AGENDA –**

On motion by Olsen, seconded by Beam, the agenda was unanimously approved.

**APPROVAL OF MINUTES – January 28, 2010**

On motion by Arbanas seconded by Kerby the minutes of **December 3, 2009** and **January 28, 2010** were unanimously approved.

Stull indicated that he made a report to the Township Board regarding the information received at the workshop session held on 01-28-2010. It was the consensus of the Township board members that the adoption of Conditional Zoning measures is not necessary at this time.

Peat congratulated the members on completing the planned training program established in 2009 by participating in the training on 01-28-2010.

**PUBLIC COMMENT** on non-agenda items - none
NEW BUSINESS

A. Site Plan Review:

SBEC 9 LLC / Ken Meyers and Debbie Ketchum
44947 Red Arrow Highway
Property tax I.D. #: 80-14-018-064-00

For consideration is a site plan for exterior additions to an existing retail facility. Proposed is the addition of two vestibule entry enclosures and an access ramp. The proposed vestibules (6' x 8') will be located on the north side of the building, and the access ramp will originate at the northeast corner and will provide pedestrian access to the "fresh produce" section of the building. The parcel is located in the CC - Convenience Commercial District. The proposed use categories: Convenience/Grocery/Resale Stores and Fresh Fruit and Vegetable Stands, are each permitted in the CC District, and do not constitute a change of use from the prior use of the property. The project was granted variance approval on April 21, 2010 for front yard setback encroachments from Red Arrow Highway and Lanphear/Hill Road.

Peat introduced the application and Dean provided a summary of the project and the site plan review. Dean noted that the site plan review is only for the additional structures, and that the convenience store is in operation, as no changes were proposed to this area, and that the “barn” area (east end of the building) is currently being renovated for use as the resale and fresh produce areas of the building. The proposed additions will enhance the existing retail uses of the building.

Debbie Ketchum indicated the hours of operation are: Sunday through Thursday - 7:00 am to 7:00 pm; Friday and Saturday until 8:00 pm. In the summer, the expected hours change to 8:00 pm Sunday through Thursday, and either 10:00 pm or 11:00 pm on Friday and Saturday.

There was general discussion of prior uses of this property, and the relationship of the proposed additions to the existing building and improvements on the site.

Debbie Ketchum and Ken Meyers confirmed that the store will operate with a beer and wine liquor license at this time, and that they are working on obtaining a resort license to expand the products they may sell.

Peat advised the applicant that the Planning Commission’s role is to make a recommendation for action to the Township Board, and that any recommendation from tonight’s meeting will be heard at the May 13, 2010 board meeting.

Kerby moved that the Planning Commission recommend approval of the site plan as presented. The motion was seconded by Olsen and unanimously approved.
OLD BUSINESS

Continued discussions of alternative energy, outdoor wood burners & noise ordinances.

There was discussion of wind turbines and recent installations observed by members in other states. Mihelich indicated that he had attended a seminar in Berrien County.

Following discussion of the potential need for a noise ordinance, it was the consensus of the members that no further action would be taken on a general noise ordinance at this time, and that no further action was necessary regarding the Road House Grill until the band shell has been reopened for the summer season.

Dean was asked to review current ordinance and to make recommendations to address any evolving issues, and following discussion of outdoor wood burners specifically, Dean was asked to prepare a draft or template of ordinance provisions for consideration at the next meeting. The key points for inclusion, based on the discussion, being setback and dates (months) of operation.

There was discussion of various types of alternative energy systems, including open and closed loop heat pump systems and wind turbines (tower and new compact units).

OTHER PUBLIC COMMENT - none

OTHER BUSINESS

Dean provided an enforcement update on Dragt’s (southeast corner of 40th Street and Red Arrow Highway) and Diancos/Fleetwood (east side of CR 671, between Red Arrow Highway and I-94). The commitment date for the cleanup at Dragt’s passed in early April, and the Township Attorney is restarting enforcement action. The building at the Diancos/Fleetwood site is going to be burned by the fire department when necessary environmental clearances are approved.

Peat shared that he has accepted an appointment to chair the 9-1-1 authority board. This will mean additional meetings on his schedule, but he does not expect this to affect his activities with the Planning Commission.

Kerby shared that he is in the application stages for construction of new building for Great Lakes Belting, which is on Ampy Road in the Village.
ADJOURNMENT

On motion by Oslen seconded by Kerby and unanimously approved the meeting was adjourned.

Respectfully submitted,

Bruce Dean, AGS