

**Minutes, Paw Paw Planning Commission  
Regular Meeting, January 25, 2007**

The Planning Commission meeting held Thursday, January 25, 2007 convened at 7:00 p.m. at 111 E. Michigan Avenue, Paw Paw, Michigan. Chairperson Kathleen Larson presiding.

**Meeting  
Convened**

Present: Larson, Greensly, Roger, Bogen and Rumsey. Larcinese and Thomas excused. Also present: KeVen Riley, Village Clerk and Lisa Wininger, Planner.

**Members  
Present**

Motion by Rumsey, supported by Bogen, to approve the minutes of the regular meeting of October 26, 2006 as corrected. All members voting yes, motion approved.

**Approval of  
minutes**

Motion by Rumsey, supported by Bogen, to approve the minutes of the regular meeting of November 9, 2006 as corrected. All members voting yes, motion approved.

Larson asked the agenda include an area for approval of the agenda. She has read this in meeting procedures and different articles and feels this would be appropriate for the Planning Commission to follow.

**Agenda Change**

Motion by Larcinese, supported by Greensly, to close the regular meeting and proceed into the public hearing session to hear the request to consider rezoning parcel #80-47-600-013-00. This parcel is currently zoned I-1, Light Industrial to B-2, General Business. All members voting yes, motion approved. Public hearing opened at 7:06 p.m.

**Public Hearing:  
Re-zoning –  
Wal-Mart  
property**

Steve Achram and Damon Garrett, project manager from Atwell-Hicks presented the request. Garrett asked for this request to minimize the impact on the wetlands. With the plan as presented, they reduced the impact from 7.58 acres to .53 acres. The rezoning request was for approximately 10.6 acres.

Gary Stock was not present but sent a letter which was read by Rumsey, asking that the commission to place conditional requests upon the applicant before moving forward with the rezoning as follows:

1. All access using one new drive, placed nearest the eastern end of the tract.
2. No other or future access points or structures on either side of M-40.
3. No other or future access points or structures on the west side of the new access drive.
4. No regular use of LaGrave Street, other than for emergencies, or with the Village approval.
5. No wetlands changes, tree cutting, grading, or lawns west of

the new access drive

Wal-Mart wants to be good corporate neighbors. Reporter Klinger stated she would like to see Wal-Mart come to Paw Paw.

No other comments were heard.

Motion by Larcinese, supported by Roger, to close the public hearing and re-open the regular meeting. Regular meeting re-opened at 7:24 p.m.

**Public Hearing closed**

Discussion was held regarding the re-zoning request. Garrett provided the commission with alternate sites that Wal-Mart looked at. Winger reviewed her comments with the commission. Bogen felt the site was best suited for industrial use and not commercial. Larcinese asked the commission to review the eleven questions the zoning ordinance asks for the rezoning. Larson read each question and the commission answered them. One other comment that was brought to the attention of the commission was that with the amounts of wetlands that were zoned B-2 commercial business became very limited; therefore, this parcel would just be extending the district into property that could actually be used for commercial development. After lengthy discussions, the Chairman asked for a motion to be made with regards to the re-zoning.

**Re-Zoning discussion**

Motion by Rumsey, supported by Roger, to recommend to the Village Council the re-zoning request from Wal-Mart to re-zone parcel #80-47-600-013-00 from I-1 Light Industrial to B-2 General Business. Roll call vote: Larson, Larcinese, Roger, Greensly and Rumsey voting yes and Bogen voting no. Motion carried.

**Re-Zoning recommendation approval**

The commission reviewed some old business that have been on the commission's agenda:

**Old Business review**

1. Riley provided the commission with carport language from Trustee Basinger and the City of Hartford. Winger will look for the language she sent to Council approximately 2 years ago and send that in the next package.
2. Winger will provide language on the storage "pods".
3. Advance Auto Fence – Larson stated the duplex on the northwest side of the fence is having difficulty pulling out of the drive-way because the fence is blocking the safe vision area. Richardson, trustee and fire fighter was present and he stated the fire department personnel have also complained. Riley will contact Mike Murray, managing director for Advance Auto and see if he can have someone review the fence.

**Carports**

**Storage Pods**

**Advance Auto Fence**

4. Zoning ordinance amendments for Fences and parking standards – Wininger will provide the commission with her recommendations for the next meeting.
5. Dumpster enclosures at Warner Winery and Yarbrough apartments on Dyckman Street – Larson asked that Riley contact Attorney Page and have him send a letter.
6. Strength Beyond parking lot and sign – Riley will have Page draft a letter on the parking and she will contact Diprima regarding the sign.
7. Chicago Title – Bogen wants to review the site plan with regards to the fence at the next meeting.
8. Model Ordinance for Open Burning – After reviewing the information the commission feels this ordinance does not need to be brought to the Village Council through the Planning Commission, the Village Council will need to review and adopt it.

**Ordinance  
Amendments –  
Fence/Parking**

**Dumpsters –  
Warner and  
Yarbrough**

**Strength Beyond  
Parking lot and  
sign**

**Chicago Title  
site plan**

**Model  
Ordinance for  
Open Burning**

Motion by Bogen, supported by Larcinese, to adjourn meeting.  
Time: 9:22 p.m. All members voting yes, motion approved.

**Adjournment**

**Respectfully submitted:**

KeVen L. Riley, Village Clerk

**Minutes, Paw Paw Planning Commission  
Regular Meeting, February 22, 2007**

The Planning Commission meeting held Thursday, February 22, 2007 convened at 7:00 p.m. at 111 E. Michigan Avenue, Paw Paw, Michigan. Chairperson Kathleen Larson presiding.

**Meeting  
Convened**

Present: Larson, Greensly, Thomas, Bogen and Rumsey. Larcinese late 7:15 p.m. and Roger excused. Also present: KeVen Riley, Village Clerk and Lisa Wininger, Planner.

**Members  
Present**

Motion by Thomas, supported by Greensly to approve the agenda. All members voting yes, motion approved.

**Approval of  
Agenda**

Motion by Rumsey, supported by Bogen, to approve the minutes of the regular meeting of January 25, 2007 as presented. Thomas abstained, all other members voting yes, motion approved.

**Approval of  
minutes**

Motion by Larcinese, supported by Greensly, to close the regular meeting and proceed into the public hearing session to hear the request from Hazen Meadows - \*To consider a request for a special use permit to construct a 31 unit single family condominiums on approximately 6.725 acres of parcel #80-47-581-033-50 on Hazen Street. All members voting yes, motion approved. Public hearing opened at 7:16 p.m.

**Public Hearing:  
P.U.D. for  
Hazen Meadows**

Bob Barda from Teclon was present to review his request for condominiums on Hazen Street. His plans are to build these 1,380 square feet condominiums and sell them from \$150,000 to \$179,000. He feels the fees will run approximately \$80 per month.

No other comments were heard.

Motion by Thomas, supported by Rumsey, to close the public hearing and re-open the regular meeting. All members voting yes, motion approved. Regular meeting re-opened at 7:24 p.m.

**Public Hearing  
closed**

Discussion was held regarding the P.U.D. request.

Motion by Rumsey, supported by Bogen, to approve the request for a special use permit to construct a 31 unit single family condominiums on approximately 6.725 acres of parcel #80-47-581-033-50 on Hazen Street. All members voting yes, motion approved.

**Hazen Meadows  
– P.U.D.  
approved**

Mike Basille was present to go over the Chicago Diversified Foods – Taco Bell site plan. They are planning a complete tear down and reconstruction of the Taco Bell on S. Kalamazoo Street. There was a considerable amount of discussion regarding the green space and the need for the amount of parking that was on the site plan. Basille agreed to eliminate 4 spaces near the dumpster as noted on the site

**Taco Bell Site  
Plans**

plan. He asked that those parking spaces be reserved for future parking if necessary. He also stated that tear down and rebuild will take about 62 days.

Motion by Thomas, supported by Bogen, to recommend to the Village Council the site plan for Chicago Diversified - Taco Bell with the no contingencies. All members voting yes, motion approved.

The commission reviewed some old business that have been on the commission's agenda:

1. Riley provided the commission with carport language from Trustee Basinger and the City of Hartford. Winger also provided the Commission the wording that was given to the Village Council approximately 2 years ago.
2. Winger provided language and information on the storage "pods".
3. Advance Auto Fence – Fence has been removed.
4. Zoning ordinance amendments for Fences and parking standards – Set public hearing for March 13, 2007.
5. Dumpster enclosures at Warner Winery and Yarbrough apartments on Dyckman Street – Page sent letter and due to the weather they have delayed anything further until May 2007.
6. Strength Beyond parking lot and sign – Page sent letter and due to the weather they have delayed anything further until May 2007.
7. Chicago Title – Riley didn't pull that but will have for the March 13, 2007 meeting

Larson thanked Riley for the checklist on the site plans. Also, some questions came up with regards to parking trailers in the front lawn area. Winger will try and find some wording for the March 13, 2007 meeting.

Larson also asked that each member take a section of the Model zoning ordinance and the will discuss that at the March 13, 2007 meeting.

Motion by Thomas, supported by Larcinese, to adjourn meeting. Time: 8:52 p.m. All members voting yes, motion approved.

**Taco Bell Site Plan recommendation approval**

**Old Business review**

**Carports**

**Storage Pods**

**Advance Auto Fence**

**Ordinance Amendments – Fence/Parking**

**Dumpsters – Warner and Yarbrough**

**Strength Beyond Parking lot and sign**

**Chicago Title site plan**

**Member Comments: Larson**

**Model Zoning Ordinance Review**

**Adjournment**

**Respectfully submitted:**  
KeVen L. Riley, Village Clerk

**Minutes, Paw Paw Planning Commission  
Regular Meeting, March 22, 2007**

The Planning Commission meeting held Thursday, March 22, 2007 convened at 7:00 p.m. at 111 E. Michigan Avenue, Paw Paw, Michigan. Chairperson Kathleen Larson presiding.

**Meeting Convened**

Present: Larson, Larcinese, Greensly, Thomas, Roger, ~~Bogen~~ and Rumsey. Also present: Patrick Alspaugh, Chief of Police, KeVen Riley, Village Clerk and Lisa Wininger, Planner. \*Bogen excused.  
**\*As amended 4-26-07.**

**Members Present**

Motion by Rumsey, supported by Roger, to approve the agenda. All members voting yes, motion approved.

**Approval of Agenda**

Motion by Thomas, supported by Roger, to approve the minutes of the special meeting of March 13, 2007. All members voting yes, motion approved.

**Approval of minutes**

Motion by Larcinese, supported by Thomas, to close the regular meeting 7:03 p.m. at and proceed into a public hearing. All members voting yes, motion approved.

**Public Hearing:  
Special Use permits  
for Wal-Mart**

Several members from Atwell Hicks and Wal-Mart were on hand to review the three special use requests and explain any questions to the planning commission as follows:

- A request for a special use permit to consider allowing an outdoor display area for sale of: Retail sale of trees, shrubbery, plants, flowers, seed, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment, and other home garden supplies and equipment. Outdoor display of lawn mowers, and similar products at 1013 South Kalamazoo Street, Paw Paw, MI (parcel #80-47-600-009-00, 80-47-600-013-00, 80-47-600-014-00, 80-47-600-018-00, 80-47-600-019-00, 80-47-600-020-00, 80-47-600-016-00, 80-47-600-015-00) (Wal-Mart Store #4439-00)
- A request for a special use permit to consider allowing a seasonal parking lot outdoor sales area at 1013 S. Kalamazoo Street, Paw Paw, MI (parcel #80-47-600-009-00, 80-47-600-013-00, 80-47-600-014-00, 80-47-600-018-00, 80-47-600-019-00, 80-47-600-020-00, 80-47-600-016-00, 80-47-600-015-00) (Wal-Mart Store #4439-00)
- A request for a special use permit to consider allowing a tire/lube express (automotive repair-minor) at 1013 South Kalamazoo Street, Paw Paw, MI (parcel #80-47-600-009-00, 80-47-600-013-00, 80-47-600-014-00, 80-47-600-018-00, 80-47-600-019-00, 80-47-600-020-00, 80-47-600-016-00, 80-47-600-015-00) (Wal-Mart Store #4439-00)

A letter from Phylliss Kurzrock and Gary Stock were received and read. No other comments were heard.

Motion by Thomas, supported by Larcinese, to close the public hearing at 7:17 p.m. and re-open the regular meeting. All members voting yes, motion approved.

**Public Hearing closed**

Thomas asked about the storage of fertilizers and pesticides and all of that type of merchandise stock is stored inside and under cover. Wal-Mart claims they use due diligence not to bring in infected trees or shrubbery and they have to follow the same guidelines as other nurseries that transport vegetation.

Motion by Thomas, supported by Roger, to approve the special use permit for an outdoor display area for sale of: Retail sale of trees, shrubbery, plants, flowers, seed, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment, and other home garden supplies and equipment. Outdoor display of lawn mowers, and similar products at 1013 South Kalamazoo Street, Paw Paw, MI (parcel #80-47-600-009-00, 80-47-600-013-00, 80-47-600-014-00, 80-47-600-018-00, 80-47-600-019-00, 80-47-600-020-00, 80-47-600-016-00, 80-47-600-015-00) (Wal-Mart Store #4439-00). All members voting yes, motion approved.

**Wal-Mart Outdoor  
display Special Use  
Permit approved**

Rumsey asked about the months of operation and Garrett stated generally the months would be April – October. He also asked that the maps that were provided would be attached to the special use file, showing the area that was approved.

Motion by Rumsey, supported by Larcinese, to approve the special use permit to allow a seasonal parking lot outdoor sales area at 1013 S. Kalamazoo Street, Paw Paw, MI (parcel #80-47-600-009-00, 80-47-600-013-00, 80-47-600-014-00, 80-47-600-018-00, 80-47-600-019-00, 80-47-600-020-00, 80-47-600-016-00, 80-47-600-015-00) (Wal-Mart Store #4439-00). All members voting yes, motion approved.

**Wal-Mart Outdoor display Special Use Permit approved**

Larcinese asked about the storage of used oils and if the tanks would be underground or above. Garrett indicated they only use above ground tanks and a grease interceptor would be installed in accordance with the state and village regulations.

Motion by Thomas, supported by Greensly, to approve the special use permit to allow a tire/lube express (automotive repair-minor) at 1013 South Kalamazoo Street, Paw Paw, MI (parcel #80-47-600-009-00, 80-47-600-013-00, 80-47-600-014-00, 80-47-600-018-00, 80-47-600-019-00, 80-47-600-020-00, 80-47-600-016-00, 80-47-600-015-00) (Wal-Mart Store #4439-00). All members voting yes, motion approved.

**Wal-Mart Outdoor display Special Use Permit approved**

The Commission then reviewed the site plan for Hazen Meadows and since this site plans had been before the Commission on several other occasions they plan was very clean and straight forward. The biggest change from the last plan was instead of duplex style condo's they were recommending single home style condos. **\*As amended April 24, 2007.**

**Hazen Meadows site plan review**

Motion by Rumsey, supported by Larcinese, to recommend to the Village Council the site plan for Hazen Meadows with no contingencies. All members voting yes, motion approved.

**Hazen Meadows site plan recommendation approval**

Larson stated she felt that soon the Master Plan needed to be reviewed and at the next meeting we needed to move forward on the storage PODS and carports.

**Member Comments Larson**

Larcinese stated the Council wants DPS director Small to review the site plan prior to approval by the Planning Commission and we need to ~~move~~ make sure sidewalks are addressed and reviewed as part of the Planning Commission review. **\*As amended April 24, 2007.**

**Larcinese**

Riley requested that some changes need to be reviewed in the zoning ordinance such as P.U.D. and kennel. Kennel is defined as a special use but does not refer to it in the specific district.

**Staff Comments Riley**

Motion by Larcinese, supported by Thomas, to adjourn meeting. Time: 8:26 p.m. All members voting yes, motion approved.

**Adjournment**

Respectfully submitted:  
KeVen L Riley



**Minutes, Paw Paw Planning Commission  
Regular Meeting, April 26, 2007**

The Planning Commission meeting held Thursday, April 26, 2007 convened at 7:00 p.m. at 111 E. Michigan Avenue, Paw Paw, Michigan. Chairperson Kathleen Larson presiding.	<b>Meeting Convened</b>
Present: Larson, Larcinese, Greensly, Thomas, Roger, Bogen and Rumsey late 7:06 p.m. Also present: KeVen Riley, Village Clerk and Lisa Wininger, Planner.	<b>Members Present</b>
Motion by Bogen, supported by Roger, to approve the agenda. All members voting yes, motion approved.	<b>Approval of Agenda</b>
Motion by Roger, supported by Larcinese, to approve the minutes of the special meeting of March 22, 2007 as corrected. All members voting yes, motion approved.	<b>Approval of minutes</b>
John Tapper and Howard Overbeek were present to discuss the site plan of the new auto dealership planned for 429 S. Kalamazoo Street.	<b>John Tapper site plan review</b>
Motion by Thomas, supported by Larcinese, to recommend to the Village Council the site plan for the auto dealership of John Tapper's located at 429 S. Kalamazoo Street with the following contingencies:  <ol style="list-style-type: none"><li>1. Finished landscape plan with proper screening for the residential district on the rear of the property.</li><li>2. Final MDOT Approval.</li></ol>	<b>John Tapper site plan recommendation for approval</b>
Larson wanted to discuss the storage pod information that Wininger provided. After general discussion the Commission decided to investigate the wording more and look at what other communities around us are doing if anything.	<b>Old business: PODS</b>
Master Plan update – Larson read information from Southwest Planning Commission regarding the Master Plan update and she felt that the update was just a review not an actually update as Bob Harvey thought it may be.	<b>Master Plan Update</b>
Fence Ordinance – Village Council wants more clarification on the ordinance before adopting. Wininger will provide.	<b>Fence Ordinance</b>
Bogen wants to review our zoning ordinance to be able to regulate front lawn parking.	<b>Member Comments Bogen</b>
Motion by Larcinese, supported by Rumsey, to adjourn meeting. Time: 9:13 p.m. All members voting yes, motion approved.	<b>Adjournment</b>

Respectfully submitted:  
KeVen L Riley  
Finance Administrator/Village Clerk



**Minutes, Paw Paw Planning Commission  
Regular Meeting May 24, 2007**

1. The Planning Commission meeting held Thursday, May 24, 2007 at 111 E. Michigan Avenue, Paw Paw, Michigan, convened at 7:02 p.m., Chairperson Kathleen Larson presiding. **Meeting Convened**
2. Present: Larson, Rumsey, Bogen, Thomas, Roger, Greensley and Larcinese. Also present: KeVen Riley, Village Finance Administrator, Lisa Wininger, Village Planner and Christopher Tapper, Village Clerk. **Members Present**
3. Other present: Damon Garrett, Steve Achan and Tom King (all members of Wal-Mart planning).
4. Motion by Rumsey, supported by Bogen, to approve the agenda. All members voting yes. The motion carried. **Approval of Agenda**
5. Motion by Thomas, supported by Roger, to approve the minutes of the regular meeting of April 26, 2007. All members voting yes. The motion is approved. **Approval of the Minutes**
6. Damon Garrett, Atwell-Hicks, Project Manager, made a presentation on the preliminary approval procedure for the site plan for Wal-Mart. Mr. Garrett took detailed questions from Planning Commission members. Mr. Garrett expressed the ~~important~~ **importance** \* 6/13/07 of answering all questions that the Planning Commission members had. Mr. Garrett also communicated that Wal-Mart was looking for an August 2007 closing date ~~or~~ **on** \* 6/13/07 all property purchase. Commission members discussed the outlook of moving forward and having a Special Planning Commission meeting on June 13, 2007 to discuss final recommendation for approval of the site plan. The idea was to help both Planning Commission and Wal-Mart to move ahead and accomplish all tasks needed for final site approval between May 24, 2007 and June 13, 2007. **Preliminary Wal-Mart Site Plan Review**
7. Commission members discussed storage “pods” with the information provided by Lisa Wininger, Village Planner. Larson indicated she heard Paw Paw Township already adopted an ordinance. Wininger recommendation was to review Paw Paw Township policy. **Storage Pods**
8. KeVen Riley, Village Finance Administrator remarked that Commission was waiting on information from Paw Paw Village attorney Kelly Page for the Yarbrough Apartments & Warner Winery. **Dumpster Enclosures**
9. Regarding Chicago Title Office Commission commented on the green space buffer strip on St. Joseph Street. The fence was removed by neighbor; Riley asked whether it was mandatory to **Chicago Title**

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have him put new fence up. Winger stated that we need to have a barrier shielding the restricted office from the residential district.

*10.* Commission member Larcinese was setting up a meeting with Department of Public Services Director, John Small. **Fence Ordinance**

*11.* Commission had a ~~detail~~ **detailed** \* 6/13/07 review of Village Councils issue in regards to Semi parking and parking in front yards. After Commissions clarification it was recommended that this was not a Planning Commission matter. **Parking**

*12.* Motion by Thomas, supported by Roger, to adjourn meeting. Time 9:22 p.m. All members voting yes, motion approved. **Adjournment**

Respectfully submitted:  
Christopher Tapper  
Village Clerk

**Minutes, Paw Paw Planning Commission  
Regular Meeting May 24, 2007**

**Minutes, Paw Paw Planning Commission  
Regular Meeting June 28, 2007**

1. The Planning Commission meeting held Thursday, June 28, 2007 at 111 E. Michigan Avenue, Paw Paw, Michigan, convened at 7:04 p.m., Chairperson Kathleen Larson presiding. **Meeting Convened**
2. Present: Larson, Rumsey, Roger, Greensley. Larcinese, Bogen, Thomas and Riley excused. Also present: Lisa Winger, Village Planner and Christopher Tapper, Village Clerk. **Members Present**
3. Other present: Al Laaksonen, Dale and Kathy Sommerfelt, Kevin Brittain, Donna Oas and Shirley Butler.
4. Motion by Thomas, supported by Roger, to approve the agenda. All members present voting yes. The motion approved. **Approval of Agenda**
5. Motion by Rumsey, supported by Bogen, to approve the corrected minutes of the meeting of June 13, 2007. All members present voting yes. The motion approved. **Approval of the Minutes**
6. Motion by Thomas, supported by Roger, to close the regular meeting at 7:10 p.m and open the public hearing to hear the following request: Rezoning to consider the following parcels: #80-47-257-007-00 and the north half of parcel #80-47-257-003-00. The parcel first is currently zoned R-2 (1 & 2 Family residential) and the second parcel is zoned R-O (Restricted Office) however, the Planning Commission is considering rezoning this parcel to B-2, General Business. All members present voting yes. The motion approved. **Public Hearing:  
Request for  
rezoning Paw Paw  
Laundry**
7. Butler of 703 Elm Street commented on her worries about taxes, the value of her home, noise and traffic. Brittan of 711 Elm Street also commented about traffic, noise and people. Oas of 308 Madison Street a 40 year resident stated the Paw Paw Laundry had been an eye sore for a long time and would like to see something positive done with location. Sommerfelt also commented after living at 718 Elm Street for 29 years that something needed to be done about the Paw Paw Laundry site.
8. Larson commented that she had received a letter from the residents specifically identifying more concerns.
9. Laaksonen presented to the Commission some possible ideas he had for the property but also list the concerns he had. Commission members asked what the use of the land would be after a possible clean up was done on the property. Laaksonen responded to the commission that he was willing to be up front about all the problems with the property, but could not be absolutely sure what was going to happen to the property in the future. Laaksonen also describe to the Commission that it was going to be difficult to

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clean up the property because of the years of contaminates. Laaksonen reported to the Commission that it was also going to be a problem find a buyer for the property in question because of the zoning issues. Laaksonen wanted to start the process of cleaning up the property, but until the zoning issues are resolved the property was going to continue to look the way it does.

- 10.** Winger reminded the Commission that members needed to consider the following criteria in accordance with the zoning ordinance. Is the proposed change consistent with the Future Land Use Plan? Would development permitted by the proposed change be detrimental to surrounding land use? Is the site itself suited for the proposed zoning district under request?
- 11.** Motion by Rumsey, supported by Bogen, to close the public hearing and re-open regular meeting at 7:29 p.m. All members present voting yes. The motion approved.
- 12.** Motion by Thomas, supported by Greensley to consult Village Attorney in regard to legal advice regarding the request for rezoning of the following parcels #80-47-257-007-00 and the north half of parcel #80-47-257-003-00. All members present voting yes. The motion approved.
- 13.** Larson commented to the Commission in regard to West Michigan Ave storm water. Larson described to the Commission that ~~St. Marks Church~~ correction 7/28/07 Rainbow Plaza storm water runs into the back side of Miller Court. Larson stated that Miller Court Official complained of flooding in basement areas.
- 14.** Larson commented to the Commission in regards to Patrick Brennan and a special use permit in regards to a Farmers Market during Paw Paw Days. Larson commented that Brennan would need to request a special use permit for the Farmers Market due to the zoning of 609 East Michigan as being R-2 (one and two family residential) also the Farmers Market would be considered an open-air business (page 1-14 of the Paw Paw Zoning Ordinance).
- 15.** Larson reported to the Commission about the Village Council decision on the Wal-Mart site plan. Larson stated that the Council made some wording changes on ~~contentious~~ corrections 7/28/07 contingents six and seven. Larson also commented about sidewalks and that the Commission may want to consider adding a sidewalk master plan on the site plan review process.
- 16.** Larson reported to the Commission in regards to the Paw Paw Townships policy with Storage Pods. Larson stated the Township had not adopted a formal policy.

**Commission  
Comments  
Larson**

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- 17.* Motion by Rumsey, supported by Greensley, to adjourn meeting. **Adjournment**  
Time 8:29 p.m. All members present voting yes, motion approved.

Respectfully submitted:  
Christopher Tapper  
Village Clerk



**Minutes, Paw Paw Planning Commission  
Special Meeting, June 13, 2007**

1. The special Planning Commission meeting held Thursday, June 13, 2007 convened at 7:05 p.m. at 111 E. Michigan Avenue, Paw Paw, Michigan. Chairperson Kathleen Larson presiding. **Meeting Convened**
  
2. Present: Larson, Greensley, Thomas, Roger, Bogen, Rumsey and Larcinese. Also present: KeVen Riley, Finance Administrator, Christopher Tapper, Village Clerk, Kelly Page Village Attorney, John Small Department of Public Services Director and Lisa Wininger, Village Planner late (7:29). **Members Present**
  
3. Others present: Damon Garrett, Steve Achram, Ryan McNally, Drew Sorenson (members of Wal-Mart planning).
  
4. Motion by Thomas, supported by Roger, to approve the agenda. All members voting yes, motion approved. **Approval of Agenda**
  
5. Motion by Rumsey, supported by Bogen, to approve the minutes of the regular meeting of May 24, 2007 as corrected. Paragraph number six, sentence number seven, the word important, should have been importance. Paragraph number six, sentence number seven, the word or should have been on. Paragraph number eleven, sentence one, the word detail should have been detailed. All members voting yes, motion approved. **Approval of minutes**
  
6. Commission members listened to Small ~~discusses~~ **correction 6/28/07 discuss** Wal-Mart's need to meet minimum requirements for fire suppression. ~~Small~~ **correction 6/28/07 He also** went on to discuss the water tower, well and reservoir. Small commented that a 100,000 gallon tower would be used. He also discuss how the Village of Paw Paw would work with Wal-Mart and develop the project, with the possible combined efforts to provide better water supply to that whole area, south of I-94. **Site Plan Review Wal-Mart**
  
7. Commission members moved on with ideas and comments about sidewalks. Commission member Larcinese commented that the MDOT would probably need to review the circulation of traffic in the area once the Wal-Mart store was up and running. The majority of members remarked that sidewalks in that area would have to be deemed necessary by MDOT. Wininger remarked to Commission that if the Commission was worried about safety issues with sidewalks in the area, wording could be developed and passed along to MDOT and the DEQ about the Commission's concerns. The Commission also questioned if the DEQ would allow

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sidewalks in that area, of development due to their deeded

preservation of the wetlands. Members had safety concerns over the placing of sidewalks that would encourage people to walk the M-40/I-94 Bridge. Commission members commented that there are not any sidewalks along that area, plus the bridge has a slight curve to it. Page did not recommend construction of sidewalks for potential liability problems. Larson suggested requesting sidewalks be built at a later date should MDOT rebuild that bridge with sidewalks. Commission members did not like the idea of building sidewalks to no where. Garrett from Atwell-Hicks stated that Wal-Mart would not have a problem if MDOT and DEQ recommended sidewalks.

8. Commission members moved forward to discuss the application for a variance to Village Zoning Ordinance on parking. Garrett and McNally discussed the supplemental information that was provided by Atwell-Hicks consultants. Wal-Mart was requesting a variance to provide additional parking spaces to adequately service the retail store. Approximately two hundred ~~correction 6/28/07 extra~~ are being requested. After review of the application, ~~correction 6/28/07~~ Wininger felt the request for the additional spaces was ~~adequate correction 6/28/07 reasonable~~.

9. Motion by Rumsey, supported by Thomas, to recommend to the Village Council a variance request to allow the proposed Wal-Mart to have approximately two hundred more parking spaces than ~~is correction 6/28/07 are~~ currently allowed under the existing Zoning Ordinance for the reasons listed in the two page supplemental document dated 6-7-07 provide by Atwell-Hicks showing the need for 704 spaces. All members voting yes, motion approved.

**Additional Parking  
Recommendation**

10. Motion by Thomas, supported by Larcinese, to recommend approval of Wal-Mart Site Plan with the **Owner/Applicant/Developer/** required to do the following contingencies:

- 1) *Wal-Mart obtain approval from the Michigan Department of Transportation(MDOT) for a break in limited access and a permit for any M-40 road improvements required by MDOT prior to receiving a building permit from the Village.*
- 2) *Wal-Mart obtain a NPDES permit, sanitary sewer permits, water supply permit and final joint permit (wetlands) to the extent that those permits are required by the Michigan Department of Environmental Quality*

**Minutes, Paw Paw Planning Commission  
Special Meeting, June 13, 2007**

*prior to receiving a building permit from the Village.*

- 3) *Wal-Mart obtain final approval for the abandonment of South LaGrave Street and a driveway permit from the Van Buren County Road Commission prior to receiving a building permit from the Village.*
- 4) *Wal-Mart obtain drain approval and a soil erosion permit from the Van Buren County Drain Commissioner, to the extent required by the Drain Commissioner, prior to receiving a building permit from the Village.*
- 5) *Applicant to comply with all Federal, State & Local laws and regulations including those pertaining to wetlands and obtaining any necessary permits*
- 6) *Village of Paw Paw Department of Public Services Director to approve and require water pump, well, tower and any other accessories on site and any necessary utility easements.*
- 7) *In the event of future sidewalks deemed necessary by the Village of Paw Paw, the west of property line and the Wal-Mart access drive on M-40, they may be required to construct sidewalks with the approval from overseeing agencies.*

Roll Call Vote:

Yeas: Roger, Greensley, Rumsey, Larson, Larcinese, Bogen and Thomas.

Nays: None

Motion carried.

*II.* Motion by Roger, supported by Bogen, to adjourn meeting at:  
8:24 p.m. All members voting yes, motion approved.

**Adjournment**

**Respectfully submitted:**

Christopher Tapper, Village Clerk

**Minutes, Paw Paw Planning Commission  
Regular Meeting July 26, 2007**

1. The Planning Commission meeting held Thursday, July 26, 2007 at 111 E. Michigan Avenue, Paw Paw, Michigan, convened at 7:01 p.m. Chairperson Kathleen Larson presiding. **Meeting Convened**
2. Present: Larson, Rumsey, Roger and Greensley. Larcinese, Bogen, Thomas and Riley excused. Also present: Lisa Wininger, Village Planner and Christopher Tapper, Village Clerk. **Members Present**
3. Others present: Dale and Kathy Sommerfelt and Shirley Butler.
4. Motion by Roger, supported by Rumsey, to approve the agenda. All members present voting yes. The motion approved. **Approval of Agenda**
5. Motion by Rumsey, supported by Roger, to approve the corrected minutes of the meeting of June 28, 2007. All members present voting yes. The motion approved. **Approval of the Minutes**
6. Larson read a memo from Riley regarding the rezoning request of the old Paw Paw Laundry. Larson explained Riley's letter in detail with a diagram of the zoning district and stated there are two problems with the property. Problem One: three of the lots are one tax parcel with two zoning districts. Problem Two: the building sits on four lots; two lots are (R-0) restricted office and two lots (B-2) general business. **New Business**
7. Larson stating from Riley's memo that Riley met with Attorney Page on Tuesday, July 3, 2007 and he made a suggestion to do a land split of the three lots zoned general business and make the landowner put up a permanent wall on the inside of the building that would allow commercial development on the front half of the building and office development on the back half of the building. Then the R-2 property could be re-zoned to (R-0) restricted office. Larson concluded this cleans up the zoning and makes it consistent with the future land use map which shows that all six lots of that property as mixed uses.
8. Larson commented on the possible public hearing the Commission would need to hold. Larson indicated after speaking with Riley the Commission would not have to hold a public hearing, if the Commission decided to rezone the district more strictly.
9. Larson read a letter from Thomas regarding the rezoning request of the old Paw Paw Laundry. Larson stated from Thomas' letter that he felt the Commission may want to give the applicant opportunity to move forward with their request and rezone the district to R-0. Thomas stated if the district was rezoned with contingencies, this would allow the Planning Commission to manage future impact development of the district. Thomas' letter

**Minutes, Paw Paw Planning Commission  
Regular Meeting July 26, 2007**

stated that this change would be unlikely affect future development of the site and would cause little harm to the residents in the area.

- 10.** Larson stated she felt uncomfortable moving forward without the applicant completing the necessary paper work for a new request.
- 11.** Motion by Rumsey, supported by Greensley, to further postpone the request for zoning amendment on the following parcel: the north half of parcel #80-47-257-003-00 from RO (restricted office) to B-2 (General Business) and also the parcel #80-47-257-007-00 from R-2 (one-two family residential) to R-O restricted office to make the property consistent with the other parcels to the west until August 23, 2007. All members present voting yes. The motion approved. **Postpone the request for Zoning Amendment Parcel # 80-47-257-003-00 and # 80-47-257-007-00**
- 12.** Larson updated the Commission regarding dumpster enclosures at Yarbrough Apartments. Larson referenced a letter from Attorney Page to Riley stating, enclosed for your review and file is a copy of the dismissal regarding the Village of Paw Paw vs. James Yarbrough. Larson commented Warner Winery was being held in contempt of court. **Old Business Dumpster enclosures Warner Winery and Yarbrough Apt.**
- 13.** Larson commented Riley had spoken with Aaron Diprima about the need for site plans on the parking lot. Diprima stated to Riley he had spoken with Department of Public Services Director, John Small who said Diprima did not need a site plan. Riley spoke with Small and Small stated he did have a conversation with Diprima but did refer him to Village Hall for a site plan. Larson concluded a letter would be sent out to Diprima regarding a need for site plans on the parking lot. **Strength Beyond Parking Lot**
- 14.** Larson commented Riley had spoken with Village of Paw Paw President, Roman Plaszczyk and he would be meeting with Harold Schuitmaker regarding the fence. **Chicago Title**
- 15.** Larson stated Environmental Services Waste Water Superintendent Bob Harvey had applied and received a grant to have the Southwest Commission work on the master plan update. **Master Plan Update**
- 16.** Wininger presented to the Commission a draft copy of ordinance on Portable Home Storage Units (Storage “Pods”). Wininger commented she was looking for opinions on possible changes to the draft. **Storage “Pods”**
- 17.** The Commission consensus was to review the draft and process with changes at the next Commission meeting. Wininger responded she would make changes to the draft and have it available for the next Commission meeting.

**Minutes, Paw Paw Planning Commission  
Regular Meeting July 26, 2007**

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| <p><b>18.</b> Motion by Rumsey, supported by Greensley to hold a public hearing August 23, 2007 on the proposed Portable Home Storage Units (Storage “Pods”) ordinance. All members present voting yes. The motion approved.</p>   | <p><b>Public Hearing</b></p>   |
| <p><b>19.</b> The Commission consensus was to wait until Commissioner Larcinese was present to discuss further the amendments to the fence ordinance.</p>  | <p><b>Fence Ordinance amendments</b></p>   |
| <p><b>20.</b> Winger commented regarding information provided from Planning Commission meeting February 7, 2007. Winger commented Council Trustees Basinger and McIntosh had several comments and concerns regarding the proposed portable carport ordinance.</p>  | <p><b>Carports</b></p>   |
| <p><b>21.</b> The Commission consensus was to restructure wording to include Council members Basinger and McIntosh’s concerns. Winger responded she would draft a written memo regarding the additions to the drafted proposal and forward information to Riley.</p>   |  |
| <p><b>22.</b> Winger recommended to the Commission drafting standards that stormwater has to be retained on site, unless having permission to hook into the Village stormwater system. Winger commented on stormwater calculation worksheet obtained from Jefferson County Department of Community Development. Winger added the worksheet was just an example. Winger also discussed the possibility of having an engineering consultant firm review the drafted ordinance changes.</p> | <p><b>Stormwater detention review possible amendments to the zoning ordinance.</b></p> |
| <p><b>23.</b> Rumsey suggested the Commission could also discuss the options with Department of Public Services Director John Small.</p>   |  |
| <p><b>24.</b> Rumsey commented on the stormwater issue at Michigan Ave and Woodmen Ave, site of new Keystone Bank. Rumsey questioned if anything was going to be done. Tapper commented he would have Small contact Rumsey with specific details about the project.</p>  | <p><b>Member Comments Rumsey</b></p>   |
| <p><b>25.</b> Motion by Rumsey, supported by Greensley, to adjourn meeting. Time 8:29 p.m. All members present voting yes, motion approved.</p>  | <p><b>Adjournment</b></p>  |

Respectfully submitted:  
Christopher Tapper  
Village Clerk

**Minutes, Paw Paw Planning Commission  
Regular Meeting July 26, 2007**

**Minutes, Paw Paw Planning Commission  
Regular Meeting August 30, 2007**

1. The Planning Commission meeting held Thursday, August 30, 2007 at 111 E. Michigan Avenue, Paw Paw, Michigan, convened at 6:59 p.m. Chairperson Kathleen Larson presiding. **Meeting Convened**
2. Present: Larson, Rumsey, Larcinese, Bogen, Thomas Roger and Greensley. Also present: Lisa Winger, Village Planner, Christopher Tapper, Village Clerk and Village Manager Larry Nielsen. **Members Present**
3. Motion by Rumsey, supported by Roger, to approve the minutes of the meeting of August 23, 2007. All members present voting yes. The motion approved. **Approval of the Minutes**
4. Motion by Thomas, supported by Bogen, to approve the agenda. All members present voting yes. The motion approved. **Approval of Agenda**
5. Larson questioned staff if Village Attorney Page had a chance to review language for Portable Home Storage Units. Nielsen and Tapper responded he had not. Larson questioned Nielsen if he had a chance to review language. Nielsen commented he had reviewed and had a few questions and commented for the Commission. **Ongoing Business  
Portable Home Storage Units**
6. Nielsen commented on drafted Ordinance number 410 "Portable Home Storage Unit." Nielsen questioned language on section B. Duration. Nielsen wanted to be very specific on duration exceeding time and date. Nielsen also questioned language on section D. Other. Nielsen wanted to add language regarding civil **infarections corrections 9/26/2007** infraction and penalties. Nielsen commented he was not sure about the Commission direction regarding enforcement of drafted ordinance.
7. Larson questioned Nielsen regarding enforcement. Larson commented she was not sure about Village personnel who would be available to issue **infarections corrections 9/26/07** infractions Nielsen responded that was more of a budget issue than a personnel issue and someone would always be available to issue **infarections corrections 9/26/07** infraction Nielsen commented a code enforcement officer would be helpful.
8. It was the consensus of the Commission to allow Winger, Nielsen and Page review changes to drafted ordinance number 410 and present changes at next Planning Commission meeting Thursday, September 20, 2007
9. Larson stated the Commission was working on combining Council members concerns with **to corrections 9/26/07** language changes. **Carports**
10. Larcinese commented the proposed ordinance was sent to Council sometime ago. The Council reviewed the proposed ordinance and questioned some of the language in the ordinance. Larcinese continued, some of the Council members did not want to do anything with a proposed ordinance regarding carports. Larcinese stated other Council members wanted carports to be illegal.
11. It was the consensus of the Commission to allow Winger to rewrite a memo updating Nielsen on the time line of the carports and updating a memo for Council. The consensus of the Commission was also to allow Nielsen to review the memo and discuss proposed language with Council members.
12. Nielsen commented the information was still at Attorney Pages office. Nielsen stated he would update Commission members when more information was available. **Dumpster enclosures  
Warner Winery**
13. Larson commented on the long history with Strength Beyond. Larson asked **Strength Beyond**



**Minutes, Paw Paw Planning Commission  
Regular Meeting August 30, 2007**

Nielsen if he had an opportunity to get updated on the matter regarding the parking lot. Nielsen asked about the history and site plan process.

**Parking Lot**

14. Thomas commented regarding the use the lot as parking; Strength Beyond would need to provide site plans.

15. It was the consensus of the Commission to allow Nielsen to follow up with Aaron Diprima, Strength Beyond to explain site plans are needed to complete the parking lot on location.

16. Larson questioned staff what the resolution was regarding Chicago Title? Nielsen questioned what the problem was? Thomas responded the problem was regarding a fence being taken down and not being replaced correctly. Nielsen commented he would talk to Roman Plaszczak regarding problem and also speak with Harold Schuitmaker to get problem resolved.

**Chicago Title**

17. Nielsen commented a grant was received ~~build-out and~~ corrections 9/26/07 for environmental planning. The grant was not specifically for Master Plan Update but more towards environmental planning. Nielsen stated he would gather more information from Robert Harvey and provide the information to Commission members.

**Environmental Planning**

18. Rumsey excused at 8:00 pm.

**Rumsey**

19. Winger presented information she had gathered on fences in the Village. Winger presented a diagram of vision clearance triangle from a street perspective; the diagram also included measurements from vision clearance triangle broken down from sidewalk, curb line and street center line.

**Fence Ordinance**

20. Larcinese stated the problem the Council, via John Small had was the measurement should be from the end of the right way, because the road is not always going to be in the ~~right~~ corrections 9/26/07 same location. Larcinese commented the only issue was where the vision clearance triangle begins.

21. Nielsen commented he would have a meeting with John Small regarding Smalls concerns and forward any information on to the Commission regarding changes on the fence ordinance.

22. Winger presented information regarding stormwater detention. Winger stated the information she had collected was from Grand Traverse County, Michigan. Winger commented the information discussed stormwater runoff controls, and stormwater conveyance facilities and receiving waters. Winger stated she felt an engineering consultant could view the regulations before moving forward with more language.

**Stormwater detention  
review possible  
amendments to the  
zoning ordinance.**

23. Winger commented she agreed with section eight regarding peak discharge from the site. Winger stated calculations of cfs per acre would need to be determined. Winger commented she would like Small to advise the Commission on the Villages acceptable discharge rates.

24. Larcinese commented the Commission could use the Villages engineering consultants to help guide the Commission on peak discharge. Thomas commented he felt Small could be able to help the Commission as well.

25. The consensus of the Commission was to seek information from Small on what the Village would be able to handle regarding stormwater detention.

26. Larson questioned Nielsen if the Commission would have funds available to consult an engineer after gathering information from Small. Nielsen responded

**Minutes, Paw Paw Planning Commission  
Regular Meeting August 30, 2007**

he would met with Small and gather information to move forward with the project.

- 27. Larson updated the Commission of the status of the rezoning request. Larson stated the applicant had not been heard from since the original request and meeting. Nielsen commented Attorney Page had not heard from applicant since the original request as well. Nielsen suggested withdrawing the request making the applicant responsible for resubmitting the application.
  
- 28. Motion by Thomas, supported by Roger to withdraw the request of the rezoning application for the Paw Paw Laundry site. All members present voting yes. The motion approved. **Paw Paw Laundry  
Rezoning application  
request**
  
- 29. Larcinese commented the Lakeview Foundation was having an auction dinner on Friday, October 19, 2007 and was looking to fill a table of Village people; the cost per person is \$60.00. Larcinese asked if anyone was interested please contact him. **Commission Comments  
Larcinese**
  
- 30. Nielsen commented on the Citizen Planner program. Nielsen commented if anyone was interested please let him know so he could schedule. Nielsen added most of the classes were going to be held at the Van Buren Conference Center in Lawrence, Michigan. **Village Manager**
  
- 31. Motion by Thomas, supported by Bogen, to adjourn meeting. Time 8:35 p.m. All members present voting yes, motion approved. **Adjournment**

Respectfully submitted:  
Christopher Tapper  
Village Clerk

**Minutes, Paw Paw Planning Commission  
Regular Meeting August 30, 2007**

**Minutes, Paw Paw Planning Commission  
Regular Meeting September 26, 2007**

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| 1. The Planning Commission meeting held Thursday, September 26, 2007 at 111 E. Michigan Avenue, Paw Paw, Michigan, convened at 7:11 p.m. Chairperson Kathleen Larson presiding.  | <b>Meeting Convened</b>                                |
| 2. Present: Larson, Rumsey, Larcinese, (late 7:25) Thomas, (late 7:11) and Roger. Excused Greensley, Bogen and Lisa Wininger Village Planning. Also present: Christopher Tapper, Village Clerk and Village Manager Larry Nielsen.  | <b>Members Present</b>                                 |
| 3. Motion by Rumsey, supported by Thomas, to approve the agenda. All members present voting yes. The motion approved.  | <b>Approval of Agenda</b>                              |
| 4. Motion by Thomas, supported by Roger, to approve the corrected minutes of the meeting of August 30, 2007. All members present voting yes. The motion approved.  | <b>Approval of the Minutes</b>                         |
| 5. Nielsen reported the draft on portable home storage units was at Village Attorney Page's offices. Attorney Page was also going to research information regarding civil infractions. A draft will be available for next Planning Commission meeting October 24, 2007.  | <b>Ongoing Business Portable Home Storage Units</b>    |
| 6. Nielsen reported his findings regarding carports as accessory buildings. The Planning Commission had recommended an ordinance to regulate and/or ban certain types of carports within the Village. Nielsen's recommendation was that carports already are in enforced through the Village of Paw Paw's Zoning Ordinance.                                      | <b>Carports</b>  |
| 7. It was the consensus of the Commission to allow Nielsen to report his findings to the Village Council and to have the Council approve the recommendation.   |  |
| 8. Nielsen updated the Commission regarding information still at Attorney Page's office. Nielsen stated he would update Commission members when more information was available. A resolution would be forth coming.  | <b>Dumpster enclosures Warner Winery</b>               |
| 9. Nielsen updated the Commission regarding Strength Beyond's parking lot. Nielsen reported he spoke with Aaron Diprima and Diprima was informed he needed site plan approval to complete the project.   | <b>Strength Beyond Parking Lot</b>                     |
| 10. Nielsen asked the Commission to consider several different approaches regarding Chicago Title sign and fence. The Commission's consensus was to allow Nielsen to propose a common ground with Chicago Title and Harold Schuitmaker.  | <b>Chicago Title</b>                                   |
| 11. Information gathered from Robert Harvey regarding the Water Shed grant was presented. Nielsen updated the Commission that the goal of the grant was to improve the existing water shed protection and did not tie into the updating of the Village's Master Plan. Nielsen recommend to the Commission to budget for next fiscal year's master planning work. | <b>Environmental Planning</b>                          |
| 12. Motion by Thomas, supported by Rumsey, to request the Village Council to budget \$10,000 to \$15,000 for the Village of Paw Paw Master Plan update. All members present voting yes. The motion approved.   | <b>Master Plan Budgeting for fiscal year 2008/2009</b> |
| 13. Nielsen updated the Commission that he had three engineering firms reviewing regulations.  | <b>Stormwater detention review</b>                     |
| 14. Larson commented on the newspaper article regarding Paw Paw Township setting new fees for several permits and applications and questioned whether the Village's fees need to be reviewed. Larson asked Nielsen for an update on Wal-Mart. Nielsen responded there was no new news.   | <b>Commission Comments Larson</b>                      |

**Minutes, Paw Paw Planning Commission  
Regular Meeting September 26, 2007**

- 15.* Nielsen asked Commission members to advise him regarding fences. What sides of the fence faces what way? Commission advises it would be a good neighbor solution. The next question would be: where does the fence lie? Commission advised historically fences were allowed on the property line. Nielsen also asked Commission for language interruption of Article 15 section 10. **Village Manager**
- 16.* Motion by Thomas, supported by Rumsey, to adjourn meeting. Time 8:24 p.m. **Adjournment**  
All members present voting yes, motion approved.

Respectfully submitted:  
Christopher Tapper  
Village Clerk

**Minutes, Paw Paw Planning Commission  
Regular Meeting October 24, 2007**

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|--|---|
| 1. The Planning Commission meeting held Wednesday, October 24, 2007 at 111 E. Michigan Avenue, Paw Paw, Michigan, convened at 7:02 p.m. Chairperson Kathleen Larson presiding.   | <b>Meeting Convened</b>                                 |
| 2. Present: Larson, Rumsey, Larcinese, Bogen, Thomas, Greensly, and Roger. Also present: Christopher Tapper, Village Clerk, Village Manager Larry Nielsen and Lisa Wininger Village Planning Consultant  | <b>Members Present</b>                                  |
| 3. Motion by Thomas, supported by Bogen, to approve the agenda. All members present voting yes. The motion approved.   | <b>Approval of Agenda</b>                               |
| 4. Motion by Roger, supported by Thomas, to approve the corrected minutes of the meeting of September 26, 2007. All members present voting yes. The motion approved.   | <b>Approval of the Minutes</b>                          |
| 5. Nielsen reported the draft on portable home storage units was at Village Attorney Page's offices. A draft will be available for next Planning Commission meeting November 28, 2007  | <b>Ongoing Business<br/>Portable Home Storage Units</b> |
| 6. Nielsen reported Warner Winery dumpster was installed.  | <b>Warner Winery</b>                                    |
| 7. Nielsen updated the Commission regarding Strength Beyond's parking lot. Nielsen reported Aaron Diprima was looking into funding for the parking lot through the DDA. Diprima knows what is needed of Strength Beyond before the parking lot project can begin.                                    | <b>Strength Beyond<br/>Parking Lot</b>                  |
| 8. Nielsen reported progress was being made. The Commission suggested Nielsen asked the DDA opinion on different approaches regarding Chicago Title sign and fence.  | <b>Chicago Title and Harold<br/>Schuitmaker</b>         |
| 9. Nielsen reported to the Commission budgeting for next fiscal year's master planning would begin in the next few months.   | <b>Master Planning</b>                                  |
| 10. Nielsen provided the Commission with information from Fleis & VandenBrink. The information included sizing of detention storage and discharge velocity. The consensus of the Commission was to review all information provided and report findings at next Commission meeting.                   | <b>Stormwater detention<br/>review</b>                  |
| 11. Nielsen commented he was waiting on report from AGS. Nielsen reported AGS was moving offices from Schoolcraft to Richland.   | <b>Permit Fees</b>                                      |
| 12. Larcinese commented he would like Commission packets dispersed in a more timely fashion; he also suggested emailing information to Commission members.   | <b>Commission Comments<br/>Larcinese</b>                |
| 13. The consensus of the Commission was to have the packets delivered to Commission members on the Friday before the week of the Commission meeting.   |   |
| 14. Larson commented on Patrick Brennan's special use permit for the old St. Marks Church. Larson wanted to review the use of the permit.  | <b>Larson</b>   |
| 15. Larson commented on the Village of Paw Paw Sign Ordinance. Larson wanted to get a Commission consensus of the enforcement of the Village of Paw Paw Ordinance.   |   |
| 16. The Commission consensus was to enforce the ordinance as stated in the Paw Paw Zoning Ordinance number 394. The Commission asked Nielsen to approach the DDA regarding stock signs local businesses could purchase through the DDA that would meet the criteria of the Paw Paw Zoning Ordinance. |   |
| 17. Wininger asked Nielsen to check into the Brewster's banner. Nielsen responded he would start at the DDA level to find a common ground with local businesses.   |   |

**Minutes, Paw Paw Planning Commission  
Regular Meeting October 24, 2007**

18. Larson presented information she learned and received from the Citizen Planner meeting held last month. Larson thanked Commission members who had the opportunity to attend.
19. Larson requested to research zoning into the family care and or assisted living and or daycare homes in the Village of Paw Paw. Nielsen responded he would ~~like~~ **correction 11/28/07** look into the Commissions concern.
20. Nielsen reported the Council agreed with Commissions findings on the carports, the Council decided contents of the carports could become a blight problem. The codification of the Village ordinances continues to move forward and a completion date is approaching. **Village Manager**
21. Nielsen recommended to the Commission to consider the addition of REU calculations to the site plan approval process. If the Commission added this requirement the REU calculations could be determine at the time of site plan approval and the Commission could determine the wastewater and stormwater detention at that time.
22. The Commission requested Tapper to revisit ordinances starting from 2003 to determine all rezoning requests.
23. Nielsen updated the Commission regarding Bronson's future development of parcels south of I-94.
24. Nielsen informed the Commission the Council was moving monthly meetings starting November 26, 2007 to Paw Paw Township Hall. Nielsen asked Commission consensus about moving the Commission meetings to Paw Paw Township Hall.
25. It was the consensus of the Commission to start meeting on the fourth Wednesday of the month and also start meeting at Paw Paw Township November 28, 2007 at 7:00 p.m.
26. Nielsen updated the Commission on the status of Wal-Mart. Nielsen stated the project was put on undefined status by corporate executives. Projects for 2008 have been pushed back until 2009-2012. Nielsen informed the Commission MDOT did grant approval for the limited access road, but was after the project was put on undefined status.
27. Rumsey commented on the Planning Commission one year site plan stipulation. Nielsen responded he would look into the wording of the approval to see when the time table would start for expiring of the site plan approval. **Rumsey**
28. Motion by Rumsey, supported by Thomas, to adjourn meeting. Time 8:56 p.m. All members present voting yes, motion approved. **Adjournment**

Respectfully submitted:  
Christopher Tapper  
Village Clerk

**Minutes, Paw Paw Planning Commission  
Regular Meeting October 24, 2007**



**Minutes, Paw Paw Planning Commission  
Regular Meeting November 28, 2007**

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|--|---|
| 1. The Planning Commission meeting held Wednesday, November 28, 2007 at 114 North Gremps Street, Paw Paw, Michigan, convened at 7:08 p.m. Vice-Chairperson Dalton (Chuck) Rumsey presiding.  | <b>Meeting Convened</b>                       |
| 2. Present: Rumsey, Bogen, Thomas and Greensly. Excused Larson, Larcinese and Roger. Also present: Christopher Tapper, Village Clerk, Village Manager Larry Nielsen and Lisa Winger Village Planning Consultant.   | <b>Members Present</b>                        |
| 3. Motion by Bogen, supported by Greensly, to approve the agenda. All members present voting yes. The motion approved.   | <b>Approval of Agenda</b>                     |
| 4. Motion by Thomas, supported by Bogen, to approve the corrected minutes of the meeting of October 24, 2007. All members present voting yes. The motion approved.   | <b>Approval of the Minutes</b>                |
| 5. Nielsen reported the draft on portable home storage units was at Village Attorney Page's offices.   | <b>Portable Home Storage Units.</b>           |
| 6. Nielsen updated the Commission regarding Strength Beyond's parking lot. Nielsen reported Aaron Diprima was still at the DDA, waiting until funding available.   | <b>Strength Beyond Parking Lot</b>            |
| 7. Nielsen reported progress was being made. Nielsen responded to Commission questions regarding fence and sign.   | <b>Chicago Title and Harold Schuitmaker.</b>  |
| 8. Nielsen updated the Commission on quotes received for the <del>Master</del> <b>correction 1/23/08</b> Master Planning update. Nielsen responded to Commission questions regarding quotes and development projects south of I-94.  | <b>Master Planning</b>                        |
| 9. Winger reported she had reviewed the information from last month. Winger suggested possible amending the zoning ordinance to add stormwater detention as part of site plan process.   |   |
| 10. Motion by Thomas, supported by Greensly to allow WK Planning to work on stormwater detention language for the Village of Paw Paw Zoning Ordinance. All members present voting yes. The motion approved.  | <b>Stormwater detention</b>                   |
| 11. Winger updated the Commission regarding state regulations for family care assisted living homes. Winger stated she had meet with state representatives regarding regulation. Rumsey reminded Winger the question the Commission had was regarding the sign in an R-2 zoning district.  | <b>Family Care Assisted Living</b>            |
| 12. Nielsen reported he was still waiting on AGS for the <del>permit fee</del> <b>correction 1/23/08</b> information.  | <b>Permit Fees</b>                            |
| 13. Nielsen presented his <del>finds</del> <b>correction 1/23/08</b> findings to the Commission. Copies of Planning Commission minutes from September 2006 meeting, a memo from WK Planning, and a letter from Robert Hindenach Zoning Board of Appeals, Chairperson, a letter from Patrick and Mindy Brennan and an application for special use permit were <del>present</del> <b>correction 1/23/08</b> presented to Commission members. | <b>St. Marks (Brennan special use permit)</b> |
| 14. The Commission consensus was to have Tapper draft a letter to Brennan explaining he is in violation of the special use permit. The violation is Article number seven.  |   |
| 15. Nielsen asked the Commission to provide him with a consensus of Commission opinion on commercial additions to site plans. Question, what the Commission thought about dollar amount improvements administration and staff could allow before bringing a <del>variance request</del> <b>correction 1/23/08</b> site plan to the Commission?   | <b>New Business<br/>Commercial Additions</b>  |
| 16. The consensus of the Commission was to allow administration and staff to <del>accept</del> <b>correction 1/23/08</b> approval any improvements under \$40,000.00 but anything over   |   |

**Minutes, Paw Paw Planning Commission  
Regular Meeting November 28, 2007**

would need a ~~variance request~~ **correction 1/23/08** site plan from the applicant.

- 17.** Nielsen presented the Commission with new information regarding Wal-Mart site plans. **Site Plan Extensions**  
Nielsen asked The Commission ~~eonsensuses~~ on timetable before site plans ~~expier~~  
**correction 1/23/08** expier Nielsen reported the land option was paid through March  
2009.

~~**18.** The consensus of the Commission was all site plans have a one year timetable.~~

- 19.** Thomas commented on the need to move forward with the master plan information to **Commission Comments**  
allow Commission to review findings. Thomas inquired about getting the DDA and **Thomas**  
community involved in the process to get citizen interest and input with the master plan.

- 20.** Winger inquired about the banner at Brewster's and also about DDA and sandwich **Winger**  
boards.

- 21.** Nielsen updated the Commission on the Carnegie Center and the DDA and Paw Paw **Village Manager**  
Chamber office moving March 2008 to the Carnegie. Nielsen also updated the  
Commission on the citizen survey for trash and rubbish waste ~~hailef~~ **correction 1/23/08**  
hauler contract.

- 22.** Motion by Thomas, supported by Greensly, to adjourn meeting. Time 8:05 p.m. All **Adjournment**  
members present voting yes, motion approved.

Respectfully submitted:  
Christopher Tapper  
Village Clerk