

**PAW PAW TOWNSHIP  
PLANNING COMMISSION MINUTES**

**Regular Meeting – March 21, 2023**

**1. CALL TO ORDER AND ROLL CALL**

Chairman Kerby called the Paw Paw Township Planning Commission meeting to order at 6:00 pm.

**PRESENT:** Chairman Kip Kerby, Phillip Arbanas, Phil Hover, Mark Root, E. Frances Sanders, Chuck Felcyn, Chad Learned

**ABSENT:** None

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**3. APPROVAL OF THE AGENDA**

A motion was offered by Mr. Root to approve the agenda as presented. The motion was supported by Mr. Hover.

- Chairman Kerby called for the vote, and the motion passed unanimously (7-0).
- Aye: Chairman Kip Kerby, Phillip Arbanas, Phil Hover, Mark Root, E. Frances Sanders, Chuck Felcyn, Learned
- Nay: none
- Abstain: none

**4. APPROVAL OF MINUTES**

A motion was offered by Mr. Learned to approve the minutes from the regular meeting held on February 21, 2023, as presented. The motion was supported by Mr. Felcyn.

- Chairman Kerby called for the vote, and the motion passed unanimously (7-0).
- Aye: Chairman Kip Kerby, Phillip Arbanas, Phil Hover, Mark Root, E. Frances Sanders, Chuck Felcyn, Learned
- Nay: none
- Abstain: none

**5. PUBLIC COMMENT ON NON-AGENDA ITEMS**

- A member of the public asked about the Consumers powerline opposition.
- Ms. Sanders explained the County's and Township's opposition to the project.

## 6. BUSINESS:

### **a. Public Hearing and Consideration of a Special Land Use and Site Plan: Bob Parshall requests approval of a special land use and site plan amendment for a mini/self-storage facility at 38656 Red Arrow, Paw Paw, MI 49079 (parcel # 80-14-350-009-00).**

Mr. Jirousek explained that an application was submitted that requested approval of a special land use and site plan amendment to establish a self-storage facility on the subject property and to carry out site improvements. Township approval of the application will authorize the proposed use and the following improvements:

- 7,000 square foot storage building
- Outdoor storage on asphalt millings
- Paving, lighting, and stormwater management

Andrew Rossell, P.E., represented the applicant and gave a general overview of the project, and stated that they were addressing the recommended conditions listed in the Planner's report. It was stated that they would confirm with the Drain Commission if the use of millings impacted the stormwater plan.

Bob Parshall explained that stormwater would be conveyed to the forest to the northeast, and trees would be preserved.

Chairman Kerby opened the public hearing at 6:13 pm. There were no comments. Chairman Kerby closed the public hearing at 6:13 pm.

Hours of operation, leasing, fire protection, security, and illegal semi-parking were generally discussed by the Planning Commission members and applicant.

A motion was offered by Mr. Felcyn to approve a mini/self-storage facility as a special land use on the site and to approve the amended site plan (last revised February 14, 2023), including the plans and supplemental materials provided by the applicant. The motion was based on the documented findings included within the staff report dated March 15, 2023, provided by the Township Planner. Additionally, approval was conditioned on the following occurring prior to site development and the issuance of a building permit:

1. Revise plans to show the extent of the asphalt millings and indicate rows and drive lanes for outdoor storage to ensure the area can be served by emergency vehicles.
2. Increase the number of canopy trees along the east property line adjacent to the new building from seven to 12.
3. Revise pole-lighting to be down-lit and not tilted upward. Provide compliant wall-pack specification sheets for review and approval.
4. Secure Van Buren County Drain Commission stormwater approval.
5. Secure Van Buren County Drain Commission approval of a SESC permit, if applicable.

6. Secure fire department approval for site access and maneuverability around the proposed building and outdoor storage area.
7. Secure a driveway permit from the Van Buren County Road Commission.

The motion was supported by Mr. Root.

- Chairman Kerby called for the vote, and the motion passed unanimously (7-0).
- Aye: Chairman Kip Kerby, Phillip Arbanas, Phil Hover, Mark Root, E. Frances Sanders, Chuck Felcyn, Learned
- Nay: none
- Abstain: none

#### **b. Short-Term Rentals.**

Chairman Kerby mentioned that this conversation should be delayed until the Planning Commission receives more information on the topic.

Mr. Felcyn stated that the Planning Commission needed to know the negatives and was concerned with additional fees for Township residents and landowners.

Mr. Learned supported a reasonable permit process and was concerned with enforcement.

No action was taken as this was a discussion item.

#### **c. Recreational Vehicle Parking**

The Planning Commission generally discussed parking RVs on vacant property and living in RVs during home construction. It was agreed that this conversation should be delayed until the Planning Commission receives more information on the topic.

The Planning Commission agreed that the Township should restrict living in RVs on vacant property. Mr. Jirousek stated that this can be enforced now, but the ordinance could be clarified.

No action was taken as this was a discussion item.

### **7. ADDITIONAL PUBLIC COMMENT**

- Nate Smallcombe asked if there was a permit required for small sheds and shacks.

### **8. ADDITIONAL DISCUSSION**

- None

## 9. ADJOURNMENT

Mr. Root made a motion to adjourn the meeting at 7:45 pm. The motion was supported by Chairman Kerby.

- Chairman Kerby called for the vote, and the motion passed (6-1).
- Aye: Chairman Kip Kerby, Phillip Arbanas, Phil Hover, Mark Root, E. Frances Sanders, Chuck Felcyn
- Nay: Learned
- Abstain: none

Prepared by: David Jirousek, AICP  
Township Consulting Planner  
March 27, 2023

Approved: May 16, 2023