

**PAW PAW TOWNSHIP
PLANNING COMMISSION MINUTES**

Regular Meeting – October 15, 2024

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, Phil Hover, Mark Root, Chuck Felcyn, Chad Learned, Phillip Arbanas, Fran Sanders

ABSENT:

ALSO PRESENT: David Jirousek of Horizon Community Planning

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. APPROVAL OF THE AGENDA

A motion was offered by Learned to approve the agenda as presented. The motion was supported by Felcyn.

- Chairman Kerby called for the vote, and the motion passed unanimously (7-0)
- Aye: Chairman Kerby, Root, Hover, Felcyn, Learned, Arbanas, Sanders
- Nay: none
- Abstain: none

4. APPROVAL OF MINUTES

A motion was offered by Learned to approve the minutes from the meeting held on September 17, 2024, as presented. The motion was supported by Hover.

- Chairman Kerby called for the vote, and the motion passed unanimously (7-0)
- Aye: Chairman Kerby, Root, Hover, Felcyn, Learned, Arbanas, Sanders
- Nay: none
- Abstain: none

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

- None

6. BUSINESS

a. **Master Plan.** Open house planning.

The discussion focused on planning the upcoming open house scheduled for November 13, from 5-7 PM. Jirousek outlined the intent of the event, explaining that it would serve as a kickoff with no recommendations presented, providing a "blank canvas" for attendees. He also discussed the setup of stations, with the expectation that Planning Commission members will staff the stations if available. Jirousek will supply boards in advance, and Chairman Kerby requested that copies of the future land use map be provided. Name tags and refreshments will also be arranged for the event.

The open house will feature several interactive stations aimed at gathering community input on the future development of the area. Stations will include a Welcome and Introduction station, explaining the purpose of the event and providing access to surveys and the master plan website. A Goals and Priorities station will encourage participants to share their top concerns using sticky notes and dot voting on key community goals. The Overall Land Use Map station will allow residents to comment on areas for improvement, growth, or preservation. Additional stations will focus on Housing, Farmland, and Environmental concerns, where participants can provide input on housing needs, farmland preservation, and environmental protection. Finally, a Final Comment Board will be available for open-ended feedback to ensure all participant thoughts are captured.

b. **Zoning Ordinance Amendment.** Solar regulations discussion.

Jirousek explained the Township Attorney's comments during the meeting. Hover raised the question of whether the attorney should be present before further consideration. Learned expressed support for a "workable ordinance" but emphasized finding a middle ground to avoid direct requests to the state commission, with Chairman Kerby agreeing.

The group discussed decommissioning requirements and requiring it to occur during dry soil conditions. Hover suggested that reconsidering costs every three years may be too long and asked if an annual review would be feasible, questioning the potential downsides. Learned provided a general explanation of bonding and timeframes for consideration. The group debated whether an annual review would be too burdensome, proposing a review every three years initially, then annually after 12 years. It was decided that the Township Attorney should provide additional comments on the decommissioning plan and bonding cost intervals.

c. **Blight Ordinance.** Noxious weeds and uncontrolled plant growth.

The Planning Commission supported the addition of language regulating noxious weeds and uncontrolled plant growth except to exclude paragraph d, Administrative procedures and remedial actions to enforce the ordinance.

A motion was offered by Learned to recommend that the Board approve the amendment to the Blight Ordinance with the condition that paragraph d be excluded. The motion was supported by Felcyn.

- Chairman Kerby called for the vote, and the motion passed unanimously (7-0)
- Aye: Chairman Kerby, Root, Hover, Felcyn, Learned, Arbanas, Sanders
- Nay: none

- Abstain: none

7. ADDITIONAL PUBLIC COMMENT

- None

8. ADDITIONAL DISCUSSION

Learned asked if additional environmental expertise would be needed for the Master Plan, and Jirousek stated that it is an option if decided to be necessary.

The Planning Commission determined the following dates and times for stakeholder discussions:

- Farmer roundtable, November 19, from 4 to 5:30 pm (invite only) followed by Planning Commission meeting at 6:00 pm
- Environmental roundtable, December 17, from 4 to 5:30 pm (invite only) followed by Planning Commission meeting at 6:00 pm
- Housing roundtable, January 21, from 4 to 5:30 pm (invite only) followed by Planning Commission meeting at 6:00 pm

9. ADJOURNMENT

Learned made a motion to adjourn the meeting at 7:30 pm. The motion was supported by Felcyn

- Chairman Kerby called for the vote, and the motion passed unanimously (7-0)
- Aye: Chairman Kerby, Root, Hover, Felcyn, Learned, Arbanas, Sanders
- Nay: none
- Abstain: none

Prepared by: David Jirousek, October 23, 2024

Approved: November 19, 2024