

**PAW PAW TOWNSHIP
PLANNING COMMISSION MINUTES**

Regular Meeting – September 17, 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 Root to approve the agenda 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

4. APPROVAL OF MINUTES

A motion was offered by Learned to approve the minutes from the meeting held on August 20, 2024, as presented. The motion was supported by Root.

- 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. Marijuana Businesses. Annual review.

Deputy Supervisor Mark Root covered the final three marijuana businesses that required annual review. Root stated that Good Nature was a very well-run operation, and Huntington Valley American Fiber had closed. Root also stated that Sour Flower received complaints, but the issues were never observed or verified. However, Root noted that Sour Flower had always been responsive and had updated its system multiple times to control odor. Root was satisfied with their efforts.

b. Master Plan. Discussion of roundtable groups and interviews.

Jirousek outlined several questions for three round table group discussions. Those groups involved housing, farmland preservation, and Environmental Protection. Jirousek explained that the discussion should be conversational and include between four and eight invited participants with a background in the topic areas and can provide valuable input. The Planning Commission agreed to help compile names of interested parties, and the survey is also anticipated to be a source of roundtable participants. Jirousek explained that the questions were probably more specific than necessary, and Learned agreed that they should be generalized.

Jirousek stated that he had provided a link to test the community survey. The Planning Commissioners committed to giving feedback by Friday. The intent is for the survey to go live by the end of October.

The Planning Commission agreed that the October meeting should be used to plan the open house workshop, and Jirousek would provide an overall framework for review.

c. Zoning Ordinance Amendment. Solar regulations discussion.

Jirousek explained that the input from the last meeting was incorporated, and there was more clarity concerning decommissioning and abandonment as well as an opportunity to extend abandonment to 18 months if there was a plan to recommission the facility. There was a lengthy discussion concerning the interval in which the bond amount should be reassessed based on concerns with pricing and inflation. The Planning Commission felt that the township's attorney should review this section.

d. Code Enforcement. Noxious weeds and uncontrolled plant growth.

The Planning Commission discussed the ordinances from Hartford and Keeler townships. Ultimately, the Planning Commission felt that some of these materials could be included in the existing blight ordinance and asked Jirousek to create a draft for review. The Planning Commission felt that the following should be included in the draft:

- Applicability similar to Hartford Township
- Definitions similar to both but 15" height for vegetation, similar to Keeler Township
- Addition exception for pollinator gardens and similar cases

7. ADDITIONAL PUBLIC COMMENT

- None

8. ADDITIONAL DISCUSSION

- Root mentioned that flu shots would be available at Township Hall.
- Hover reported that he attended the “Hot Topic” discussion with Catherine Kaufman, and short-term rentals and solar ordinances were discussed. He mentioned that the state regulations concerning large-scale solar were behind schedule and that battery storage should also be covered. Compatible ordinances may not be beneficial unless a solar company is willing to be more collaborative in its approach. Otherwise, a local ordinance cannot be any stricter than the state regulations.
- There was also a comment concerning the salvage value of solar materials and the fact that it should not be included in the decommissioning plan.

9. ADJOURNMENT

Learned made a motion to adjourn the meeting at 7:01 pm. The motion was supported by Kerby.

- 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, September 18, 2024

Approved: October 15, 2024