

**PAW PAW TOWNSHIP
PLANNING COMMISSION MINUTES**

Regular Meeting – August 19, 2025

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, Chad Learned, Phillip Arbanas, Jim DeGroff, Ken Bowditch, Chuck Felcyn, Phil Hover

ABSENT: None

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. APPROVAL OF THE AGENDA

The Planning Commission reviewed the proposed meeting agenda.

- Learned offered a motion *to approve the agenda as presented.*
- Bowditch supported the motion.
- Chairman Kerby called for the vote, and the motion passed unanimously (7-0).
 - Aye: Chairman Kerby, Learned, Arbanas, DeGroff, Bowditch, Felcyn, Hover
 - Nay: none
 - Abstain: none

4. APPROVAL OF MINUTES

The Planning Commission reviewed the draft minutes from July 15, 2025.

- Arbanas offered a motion *to approve the minutes from the meeting held on July 15, 2025, as presented.*
- Bowditch supported the motion.
- Chairman Kerby called for the vote, and the motion passed unanimously (7-0).
 - Aye: Chairman Kerby, Learned, Arbanas, DeGroff, Bowditch, Felcyn, Hover
 - Nay: none
 - Abstain: none

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

- No general public comments.

6. BUSINESS

a. Public Hearing and Consideration of Zoning Ordinance Amendment. Amendments related to indoor recreation facilities and mini/self-storage facilities.

Jirousek provided a general overview of the proposed text amendment.

The Planning Commission generally discussed the proposed amendments. Jirousek explained that the primary purpose of the zoning text amendment is to add Indoor Recreation Facilities as a special land use in the Heavy Commercial/Industrial (HCI) zoning district and to add Mini/Self-Storage Facilities as a permitted use. The text amendment also updates definitions, permitted uses, and parking standards to improve clarity and reflect current trends.

Chairman Kerby opened the public hearing. There were no public comments, so the public hearing was closed.

Learned asked about how occupancy is defined as it relates to parking. Jirousek stated that it was intended to refer to building occupancy per the fire code.

- Learned offered a motion *to send a positive recommendation to the Township Board with clarifications that occupancy means “fire code occupancy.”*
- Felcyn supported the motion.
- Chairman Kerby called for the vote, and the motion passed unanimously (7-0).
 - Aye: Chairman Kerby, Learned, Arbanas, DeGroff, Bowditch, Felcyn, Hover
 - Nay: none
 - Abstain: none

b. Master Plan. Draft review and discussion.

Jirousek provided a general overview of the master plan and the future land use map. The Planning Commission agreed with the general direction of the proposed future land use map strategy. However, the following direction was given:

- Tighten up the Mixed Business Commercial designation south of I-94.
- Reclassify everything south of village limits to Agricultural Residential; however, assess land use immediately adjacent to village limits.

7. ADDITIONAL PUBLIC COMMENT

- None

8. ADDITIONAL DISCUSSION

Hover requested that the Township include details on the check related to the meeting attended.

9. ADJOURNMENT

The meeting concluded at 7:25 pm.

- Learned offered a motion *to adjourn the meeting at 7:25 pm.*
- Felcyn supported the motion.
- Chairman Kerby called for the vote, and the motion passed unanimously (7-0).
 - Aye: Chairman Kerby, Learned, Arbanas, DeGroff, Bowditch, Felcyn, Hover
 - Nay: none
 - Abstain: none

Prepared by: David Jirousek, August 25, 2025

Approved: September 16, 2025