

**PAW PAW TOWNSHIP
PLANNING COMMISSION MINUTES**

Regular Meeting – October 21, 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, with the addition of a conversation about solar regulations under additional discussion.*
- 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

4. APPROVAL OF MINUTES

The Planning Commission reviewed the draft minutes from September 16, 2025.

- DeGroff offered a motion *to approve the minutes from the meeting held on September 16, 2025, as presented.*
- Felcyn supported the motion.
- Chairman Kerby called for the vote, and the motion passed 6-0 with one member abstaining.
 - Aye: Chairman Kerby, Arbanas, DeGroff, Bowditch, Felcyn, Hover
 - Nay: none
 - Abstain: Learned

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

- No general public comments.

6. BUSINESS

a. Public Hearing and Consideration of a Special Land Use and Site Plan. Harvey Workman requests special land use and site plan approval for a detached accessory building (garage) to be constructed with a 20-foot side setback (reduction of 20 feet) and a 20-foot rear setback (reduction of 40 feet) at 44211 Paw Paw Road, Paw Paw, MI 49079 (80-14-332-044-00).

Harvey Workman explained the request and stated that the desired setback reductions are necessary based on the location of the septic tank and drainfield. He also noted that the setbacks are consistent with the setbacks of buildings on abutting and adjacent properties.

Jirousek explained that the proposal met all zoning requirements except for the rear and east side setback and felt all standards of approval were met as noted in the review memo.

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

The Planning Commission agreed that the impact would be minimal and that there are no other reasonable locations on the site to construct the garage.

- Felcyn offered a motion *to approve the special land use and site plan for a new 1,056-square-foot accessory garage building in the rear yard, with a reduced east side setback of 20 feet and a reduced south rear setback of 20 feet, provided that all other zoning requirements are met. This decision is based on the documented special land use findings included in the staff report dated October 14, 2025, provided by the Township Planner.*
- Hover 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.

The Planning Commission discussed the project schedule and decided that open house events would be scheduled for December 16 and January 20. Further, the public hearing would tentatively be scheduled for January 20. The Planning Commission generally discussed the content of the plan and the recommendations within Chapter 8. Minor revisions and clarifications were discussed. Further, the Planning Commission discussed postcards, posters, and signs that would be developed for public outreach and information.

- Bowditch offered a motion *to request that the Township Board authorize the distribution of the draft plan to adjacent jurisdictions and applicable agencies to begin the official 63-day review process.*
- Learned 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

7. ADDITIONAL PUBLIC COMMENT

- Parker Seely introduced himself and stated that he may be purchasing a property at the NW corner of 70th Avenue and 40th Street. He said that he was interested in starting a nursery operation and expressed interest in an event venue.

8. ADDITIONAL DISCUSSION

Hover and Kerby discussed the recent solar facility and battery storage tour. They discussed the characteristics of the sites, leases, and locating/siting characteristics. Kerby suggested a bus tour of the Township with Planning Commission and Board members. The group generally discussed fire hazards and issues related to battery storage.

9. ADJOURNMENT

The meeting concluded at 7:45 pm.

- Hover offered a motion *to adjourn the meeting at 7:45 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, October 22, 2025

Approved: