

**PAW PAW TOWNSHIP  
PLANNING COMMISSION MINUTES**

**Regular Meeting – September 16, 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, Phillip Arbanas, Jim DeGroff, Ken Bowditch, Chuck Felcyn, Phil Hover

**ABSENT:** Learned

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**3. APPROVAL OF THE AGENDA**

The Planning Commission reviewed the proposed meeting agenda.

- Bowditch offered a motion *to approve the agenda as presented.*
- DeGroff supported the motion.
- Chairman Kerby called for the vote, and the motion passed unanimously (6-0).
  - Aye: Chairman Kerby, Arbanas, DeGroff, Bowditch, Felcyn, Hover
  - Nay: none
  - Abstain: none

**4. APPROVAL OF MINUTES**

The Planning Commission reviewed the draft minutes from August 19, 2025.

- Hover offered a motion *to approve the minutes from the meeting held on August 19, 2025, as presented.*
- Bowditch supported the motion.
- Chairman Kerby called for the vote, and the motion passed unanimously (6-0).
  - Aye: Chairman Kerby, 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 a Special Land Use.** Ronald Tenant requests special land use and site plan approval for an accessory building (garage) to be constructed within a secondary front yard with a reduced front setback at 43628 Carla Drive (80-14-380-023-00).

Ron Tenant provided a general overview of the request to put the new garage in the secondary front yard based on a number of site constraints expressed within the application package. The applicant stated that the location is necessary due to the existing location of a drainfield, well, septic tank, drywell, and gas line.

Jirousek explained that the applicant proposes constructing a 576-square-foot accessory garage building in the secondary front yard. Special land use waivers are needed for:

1. Front yard placement of an accessory building.
2. Front setback reduction from 50 feet to 34 feet.

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.

- DeGroff offered a motion *to approve the special land use and site plan for a new 576-square-foot accessory garage building in the secondary front yard with a setback of 34 feet from the Duane Lane right-of-way in accordance with the inspection report and contingent upon compliance with all other applicable zoning requirements. This decision is based on the documented special land use findings included within the staff report dated September 10, 2025, provided by the Township Planner, and other findings discussed during the meeting.*
- Bowditch supported the motion.
- Chairman Kerby called for the vote, and the motion passed unanimously (6-0).
  - Aye: Chairman Kerby, Arbanas, DeGroff, Bowditch, Felcyn, Hover
  - Nay: none
  - Abstain: none

**b. Public Hearing and Consideration of a Special Land Use.** Andrew Przybyslawski requests special land use and site plan approval for an “off-site” accessory building (garage) to be constructed with a reduced front setback and excess square footage at 68090 Park Drive (80-14-660-043-00).

Andrew Przybyslawski provided a general overview of the request to build the off-site accessory building.

Jirousek explained that the applicant proposes constructing a 1,824-square-foot off-site accessory garage building across the street from the principal dwelling. Special land use waivers are needed for:

1. Off-site placement of the accessory building.
2. Front setback reduction from 50 feet to 25 feet.
3. Size increase from 1,176 square feet to 1,824 square feet.

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. DeGroff stated that they have done everything required of them, and Kerby stated that there are no other residences behind the site. Arbanas felt that it would clean up the property.

- Bowditch offered a motion *to approve the special land use and site plan for a new 1,824-square-foot off-site accessory garage with a 25-foot front setback in accordance with the inspection report, consistent with submitted plans, and contingent upon compliance with all other applicable zoning requirements. This decision is based on the documented special land use findings included within the staff report dated September 10, 2025, provided by the Township Planner, and other findings discussed during the meeting. Approval is conditioned upon complying with the deed restriction requirement of Section 42-8.01 F.5.*
- Felcyn supported the motion.
- Chairman Kerby called for the vote, and the motion passed unanimously (6-0).
  - Aye: Chairman Kerby, 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, with special attention to the area south of the Village of Paw Paw. It was explained that water and sewer expansions are not anticipated, and the plan focuses on protecting rural character and agricultural land uses.

Chairman Kerby called for public comment:

- Tim Tortorelli asked about the development of the Lounsbury property.
- Mary Corstange asked if a master plan and its policies can change over time.
- Deb Stermerz asked about farmer involvement and did not support sewer expansion.
- Adam Dudycha asked if land can be annexed without the consent of the landowner.
- Rob Egly asked about smaller lots for family.
- Brian Herbert inquired about the future land use designations and expressed a desire for stronger opposition to sewer expansions.
- Carl Pond stated that Lounsbury's property does not perc, so sewer is needed for development.

The general intent of the master plan and map was clarified, and the members of the public were generally supportive of the plan's direction. Jirousek explained that a master plan can change based on future direction from the Board and Planning Commission, but it would still be required to proceed through the same public process.

## **7. ADDITIONAL PUBLIC COMMENT**

- None

## 8. ADDITIONAL DISCUSSION

Hover mentioned the check stubs, and DeGroff stated that the fire department cannot participate in the Christmas parade.

The Planning Commission determined that two open house events are necessary, accompanied by postcard advertising.

## 9. ADJOURNMENT

The meeting concluded at 7:45 pm.

- Chairman Kerby 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 (6-0).
  - Aye: Chairman Kerby, Arbanas, DeGroff, Bowditch, Felcyn, Hover
  - Nay: none
  - Abstain: none

Prepared by: David Jirousek, September 25, 2025

Approved: October 22, 2025