

**PAW PAW TOWNSHIP
ZONING BOARD OF APPEALS MINUTES**

Regular Meeting – November 19, 2025

Chairman Arbanas called the Paw Paw Township Zoning Board of Appeals (ZBA) meeting to order at 7:03 pm.

ROLL CALL:

Members Present: Phillip Arbanas, Nate Smallcombe, Neil Boff, Tom Beam, Trish Downard

Members Absent: None

APPROVAL OF THE AGENDA:

A motion was offered by Downard to approve the agenda as published. The motion was supported by Smallcombe, and the motion passed 5 to 0.

Ayes: Phillip Arbanas, Nate Smallcombe, Neil Boff, Tom Beam, Trish Downard

Nays: None

APPROVAL OF MINUTES:

A motion was offered by Boff to approve the minutes from the meeting held on August 20, 2025. The motion was supported by Beam, and the motion passed 5 to 0.

Ayes: Phillip Arbanas, Nate Smallcombe, Neil Boff, Tom Beam, Trish Downard

Nays: None

PUBLIC COMMENT ON NON-AGENDA ITEMS:

Chairman Arbanas called for public comment on non-agenda items. There were no public comments.

NEW BUSINESS:

1. Public Hearing and Consideration of Variances: Jeremy Vainavicz (Field and Vine Development Group) requests a variance for a new home to be constructed with a 12-foot front setback instead of the required 50-foot minimum front setback. The variance relates to Chapter 42, Article 6, Attachment 3 of the Paw Paw Township Zoning Ordinance. The subject property is located at 69211 Eagle Drive, Paw Paw, MI 49079 (parcel #80- 14-430-026-00).

Chair Arbanas summarized the application and variance request.

Jeremy Vainavicz explained the proposal and clarified the proposed location of the new home, as well as the neighborhood's characteristics. Vainavicz also described the presence of a wetland and justified the home's location through coordination with EGLE and the Health Department.

A representative of the Home Owners' Association expressed concerns with the impact on emergency vehicle access and felt that on-street parking could become a problem.

Jirousek explained that the property was unique and that a variance is necessary for its reasonable use. However, the ZBA must determine if the scale and location of the proposed home are appropriate. He also explained that the proposed driveway appears to be large enough to accommodate four cars.

Smallcombe, Boff, and Arbanas expressed concern with the proximity to the road. Smallcombe and Boff felt that the house could be rotated and shifted to reduce its impact on the street frontage.

Vainavicz felt they could revise the plans to address concerns, but they may also need an east-side variance. Jirousek stated that a new notice would be necessary, and, based on discussion, the notice would reference a 15-foot front setback and a 5-foot east-side setback. However, it was understood that the actual setbacks may be greater, and the ZBA would need to review a new plan before any support could be offered.

Vainavicz committed to providing more comprehensive submittal documents and to re-staking the building footprint and marking the front lot line with paint.

A motion was offered by Smallcombe to table the variance request. The motion was supported by Beam, and the motion passed 5 to 0.

Ayes: Phillip Arbanas, Nate Smallcombe, Neil Boff, Tom Beam, Trish Downard
Nays: None

OLD BUSINESS: None

OTHER BUSINESS: None

ADDITIONAL PUBLIC COMMENT: None

ADJOURNMENT:

A motion was offered by Boff to adjourn the meeting at 8:13 pm. The motion was supported by Beam, and the motion passed 5 to 0.

Ayes: Phillip Arbanas, Nate Smallcombe, Neil Boff, Tom Beam, Trish Downard
Nays: None

Prepared by: David Jirousek, November 21, 2025

Approved: December 17, 2025