

**PAW PAW TOWNSHIP
PLANNING COMMISSION MINUTES**

Regular Meeting – December 16, 2025

1. MASTER PLAN OPEN HOUSE

An open house event was held between 5:30 pm and 6:30 pm. Approximately 50 people attended.

2. MASTER PLAN PRESENTATION AND Q/A

At 6:30 pm, Township Planner David Jirousek provided a general overview of the planning priorities and answered several questions.

3. CALL TO ORDER AND ROLL CALL

Chairman Kerby called the formal portion of the Paw Paw Township Planning Commission meeting to order at 7:00 pm.

PRESENT: Chairman Kip Kerby, Chad Learned, Phillip Arbanas, Jim DeGross, Phil Hover, Adam Garland

ABSENT: Chuck Felcyn

4. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

5. APPROVAL OF THE AGENDA

The Planning Commission reviewed the proposed meeting agenda.

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

6. APPROVAL OF MINUTES

The Planning Commission reviewed the draft minutes from October 21, 2025.

- Arbanas offered a motion *to approve the minutes from the meeting held on October 21, 2025, as presented.*
- Learned supported the motion.

- Chairman Kerby called for the vote, and the motion passed unanimously (6-0).
 - Aye: Chairman Kerby, Learned, Arbanas, DeGross, Hover, Garland
 - Nay: none
 - Abstain: none

7. PUBLIC COMMENT ON NON-AGENDA ITEMS

- No general public comments.

8. BUSINESS

a. Public Hearing and Consideration of a Special Land Use and Site Plan. Forest J. Wright requests special land use and site plan for a detached accessory building (garage) to be constructed with a reduced nine-foot north side setback (requesting a reduction of 31 feet) and an increased height of 21 feet (requesting an increase of three feet) as well as a second relocated detached accessory building (garage) to be constructed with a reduced nine-foot north side setback (requesting a reduction of 31 feet) at 55810 39th Street, Paw Paw, MI 49079 (80-14-010-017-00).

Forest Wright explained the proposal, clarified the number of buildings on the site, and stated that the proposed buildings would not exceed 18 feet in height.

Chairman Kerby called for public comments.

- Derrick Stevens from 56th Avenue supported the setback reduction.

The Planning Commission members generally discussed the lack of separation between buildings, alternative scenarios, fire code concerns, stormwater runoff, and the aesthetics of spacing.

- Learned offered a motion *to approve the special land use and site plan for a reduced north side setback of nine feet (9') contingent upon the following:*
 - *Building 1-2 must be attached.*
 - *A drainage plan must be provided for review.*
 - *Neither building can exceed 18 feet in height.*
 - *All temporary buildings must be removed from the site, aside from a 5'x8' shed and an 8'x10' shed.*
 - *Plans shall be submitted to the fire department for pre-plan review.*
- DeGross supported the motion.
- Chairman Kerby called for the vote, and the motion passed unanimously (6-0).
 - Aye: Chairman Kerby, Learned, Arbanas, DeGross, Hover, Garland
 - Nay: none
 - Abstain: none

b. Public Hearing and Consideration of a Special Land Use and Site Plan. Public Hearing and Consideration of a Special Land Use and Site Plan. Charles Sanders (Golden Construction) requests special land use and site plan approval for a detached accessory building (garage) to be constructed with a two-foot setback from the northern property line along the Hillside Avenue right-of-way (requesting a reduction of 48 feet) at 34055 Hillside Drive, Paw Paw, MI 49079 (80-14-424-007-10).

Charles Sanders explained the need for a new garage on behalf of the owner. Jirousek stated that no building can be constructed on the property due to its size and the deep setbacks required.

Chairman Kerby called for public comments, and there were none.

The Planning Commission members discussed the neighborhood's characteristics and adjacent properties and concluded that no other options were available. The Planning Commission members were supportive of the proposal.

- Learned offered a motion *to approve a new 320 square foot accessory building with a six-foot (6') setback from the street right-of-way and a 46-foot setback from the waterfront.*
- DeGroff supported the motion.
- Chairman Kerby called for the vote, and the motion passed unanimously (6-0).
 - Aye: Chairman Kerby, Learned, Arbanas, DeGroff, Hover, Garland
 - Nay: none
 - Abstain: none

b. Master Plan. Draft review and discussion.

The Planning Commission generally discussed tightening the Mixed Business Commercial boundaries around the I-94 interchange.

9. ADDITIONAL PUBLIC COMMENT

- Brian Herbert mentioned that the priority was to rezone property south of Lounsbury to AGR.

10. ADDITIONAL DISCUSSION

The Planning Commission generally discussed data centers and battery storage and concluded that they should be addressed in the master plan.

Chairman Kerby felt that setbacks for smaller lots in ARR should be adjusted.

11. ADJOURNMENT

The meeting concluded at 8:00 pm.

- DeGroff offered a motion *to adjourn the meeting at 8:00 pm.*
- Hover supported the motion.
- Chairman Kerby called for the vote, and the motion passed unanimously (6-0).
 - Aye: Chairman Kerby, Learned, Arbanas, DeGroff, Hover, Garland
 - Nay: none
 - Abstain: none

Prepared by: David Jirousek, December 22, 2025

Approved: January 20, 2026