

Van Buren County Planning Commission
September 23, 2009
219 Paw Paw St. Paw Paw, MI
Minutes

Call to Order: 6:30 pm

Members in attendance: Denise Massey, Kurt Doroh, Connie Selles, Richard Corwin, Jeff Radtke, Scott Cedarquist, Ted Thar, Pam Stermer, Celinda Gilmore, Tony Hemenway

Absent: None

Public present: Linda Miller, John Lemmer, Dave Foerster

Agenda: Doroh/Corwin Motion to approve agenda with addition of Covert Township Zoning Amendment – unanimous vote

Minutes of August 26, 2009: Approved on a Doroh/Massey Motion - unanimous vote

Public Comment:

- Linda Miller raised questions regarding Columbia Twp. Master Plan Review. Although the Master Plan was reviewed in the previous meeting, it was mentioned that the public hearing is upcoming and that she can discuss these at Columbia's public hearing.
- John Lemmer discussed the Columbia Twp. Zoning Amendments
- Dave Foerster
 1. Commended Village of Paw Paw's plan for its sensitivity to environment.
 2. Indicated that the Solid Waste Mgmt Plan was revised, asked the Commission to review and comment.

Reports:

County Commissioner – Commissioner Massey: Massey reported the budget was being adopted

Southwestern Michigan Planning Commission (SWMPC) Representative: None

Local visits: Doroh- Visited Arlington Twp. Asked Thar if John O'Connell had contacted him. Thar said he had but no contact from Arlington Twp. Consultant Ken Detloff. Stermer visited Lawton and Porter. Indicated they both had interest.

Unfinished Business:

Discussion regarding County Land Use Planning – Cedarquist indicated the need for a letter explaining the Goals of the Master Plan review so that he feels comfortable approaching the local offices to ask support. Thar indicated that there needs to be commitments in place in order to go after grant funding for Partnership for change. Thar to put together a resolution to take to BOC to support Master Plan revision

New Business:

Village of Paw Paw Master Plan Review: Many positive comments made regarding the Village of Paw Paw Master Plan. Comments include Very user friendly, usable by the common person, contained a element of Land Preservation, Utilized public input, used smart growth tenants, very well written, One revision on page 77 tense of (Make/Made) in Tactic 5. Document ended without conclusive statement. VBCPC agree for Thar to send letter of appreciation to Village of Paw Paw for allowing us to review and comment.

Columbia Township Zoning Amendments Much discussion regarding this issue. The main debate was whether this would be spot zoning. The VBVPC felt there were some planning techniques which may help Columbia Twp. accomplish the re-zoning of the parcels in question but maintain flexibility and control in the process. Motion by Cedarquist/Doroh unanimous vote for to not concur with the rezoning as written. Also a request for future reviews to include all pertinent information *(minutes, zoning text of current and desired zoning, etc...)*. Thar will include an example of Overlay Zoning District text which the VBCPC agreed would be an alternate consideration than the suggested amendment.

Covert Twp. Zoning Text Amendment: Part I (Signs) Motion Gilmore/Corwin unanimous to concur with the text amendments however there may be certain circumstances where the Twp. may want to consider allotment of additional signs. Considerations should be made to promote businesses in the twp. not to restrict them.

Part II (Windmills): Motion Massey/Cedarquist Unanimous- to concur with Twp. on these amendments, but would encourage additional provision for bonding for deconstruction /removal of structure for protection of twp.

Policy of Public Taping – Motion by Selles/Massey, unanimous vote to adopt language as written. To be posted on the website.

Meeting Adjourned: 7:45 pm Doroh/Cedarquist Motion – unanimous vote