

# VAN BUREN COUNTY PLANNING COMMISSION

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Van Buren County Planning Commission  
February 28, 2024

## Meeting Minutes

### 1) Call to Order & Attendance

The meeting was called to order at 6:31 p.m.

**Present:** Alyssa Hosbein, Tom Motycka, Scott Cedarquist, Pam Stermer, Jan Petersen, Kurt Doroh, Will Pugsley, Barbara Rose, and Tony Hemenway. Others present included Lisa Imus Ransler.

**Absent:** Celinda Gilmore.

2) **Approval of Agenda:** Motion by Pugsley, with support by Cedarquist to approve the February 28, 2024, agenda. Motion approved unanimously.

3) **Approval of Minutes:** A motion was made by Petersen, with support from Motycka to approve the January 28, 2024, meeting minutes with several clerical errors. Motion approved unanimously.

4) **Public Comment:** None.

### 5) Reports:

a) **BOC Liaison Report:** Commissioner Doroh reported that the Broadband expansion continues in the county and is one of the most advanced in the state thanks to the ROBIN grant funding. Those with ISP service through MEC should have service by the end of 2024. The Conservation District will be holding their annual tree sale for one more month.

b) **Land Preservation Board (LPB) Report:** The Land Preservation Board continues to review the scoring criteria to determine what properties are chosen for purchase of development rights and will also be updating their bylaws in March.

c) **Southwest Michigan Planning Commission (SWMPC) Report:** Commissioner Doroh has been appointed as the Chairperson of the SWMPC, and Commissioner Gladney recently received special recognition for her service on the Board at SWMPC. SWMPC has an RFP for an electric vehicle consultant.

#### d) Local Visits Report:

i) Hosbein reported that the Village of Decatur had received a \$3,000,000 grant from the State through the VBCO Land Bank.

ii) Petersen reported that the Village of Lawrence was working on a Tiny House Ordinance.

iii) Cedarquist reported that he noticed several classes through MSU Extension that could be valuable to Planning Commission members and hoped there could be funding in the budget for participation. He also reported that he would be attending a solar decommission class to be held in Lansing.

- iv) Doroh that Arlington Township had several commissioners participating in the Citizen Planner Course, and he continued to encourage participation.
- v) Pugsley reported that Arlington Township continued to deal with marijuana license issues.
- vi) Rose reported that several from Covert Township were attending the Citizen Planner classes.

**6) Election of Officers:**

- a) Doroh, supported by Rose, made a motion to nominate Hosbein for Planning Commission Chairperson. Motion approved unanimously.

**7) Unfinished Business:**

- a) **MSUE Citizen Planner Course** – Host duties were discussed, including assistance with registration each week and the provision of refreshments.
- b) **Coordination of Local Visits:** Hosbein will send summary of coverage with open units that still need consideration.
- c) **Section 106 Review Requests:** A summary of current requests was distributed by staff. The State Historic Preservation Office (SHPO) has approved the Hartford Project # MI1003

**8) New Business:**

- a) **Paw Paw Township Zoning Map Amendment:** Peterson, supported by Hosbein made a motion to concur with the recommendation by the Paw Paw Township Planning Commission to approve the Zoning Map Amendment to eliminate the Gateway Planned Unit Development District (G-PUD) and rezone the land to Village Edge (VE). Motion approved unanimously.
- b) **Paw Paw Township Zoning Ordinance Amendment:** After Ransler detailed the topic, Motycka, supported by Rose made a motion to concur with the recommendation by the Paw Paw Township Planning Commission to approve the Zoning Ordinance Amendment revise the setback requirements for the Waterfront Area (WFA) and Low Density Residential (LDR) to allow alternative parking on a case-by-case basis. Motion approved unanimously.
- c) **Intent to update Waverly Township Master Plan** - Correspondence was received.
- d) **Submittal of Porter Township Revised Future Land Use Plan** - Correspondence was received.
- e) **Submittal of Village of Paw Paw Revised Recreation Plan** - Correspondence was received.

**9) Adjournment:** The meeting was adjourned at 7:18 p.m.

Submitted by: Lisa (Imus) Ransler, Recording Secretary