

# VAN BUREN COUNTY PLANNING COMMISSION

219 Paw Paw St., Suite 201, Paw Paw, MI 49079  
1073

[www.vanburencountymi.gov](http://www.vanburencountymi.gov)

269.657.8200 X

## Van Buren County Planning Commission June 3, 2024 – Special Meeting Minutes

- 1) **Call to Order & Attendance** - The meeting was called to order by Scott Cedarquist at 6:30 p.m.  
**Present:** Tom Motycka, Scott Cedarquist, Jan Petersen, Kurt Doroh, Will Pugsley, Barbara Rose, Celinda Gilmore and Tony Hemenway. Others present included Lisa Imus Ransler and 3 guests.  
**Absent:** Alyssa Hosbein (2 current vacancies).
- 2) **Approval of Agenda:** Motion by Motycka, with support by Petersen to approve the amended agenda to include. Motion approved unanimously.
- 3) **Approval of Minutes:** A motion was made by Doroh, with support from Gilmore to approve the April 24, 2024, meeting minutes. Motion approved unanimously. A motion was made by Rose, with support from Pugsley to approve the May 22, 2024, meeting minutes. Motion approved unanimously.
- 4) **Public Comment:** No Public Comment. Keeler Township Zoning (agenda item 7b was moved here).

The owner of TJ Mitchell Farm, LLC with a property address of 94690 M-152, Dowagiac, Michigan. Parcel No# 80-12-032-057-10 and 80-12-032-057-20. The property owner is seeking to rezone its property located near the southwest corner of M-152 and CR 342 in Keeler Township (Parcel Nos. 80-12-032-057-10 and 80-12-032-057-20) from the existing R-1 Single Family Residential District Zoning Classification to the C Commercial District Zoning Classification in accordance with Section 18.04 of the Keeler Township Zoning Ordinance. Each parcel is approximately 9 acres in area. Keeler Township Planning Commission included their review of the findings of fact with their application to the County. Concerns noted included noise and traffic. All requirements were met, which requires approval. After some discussion, Motycka, supported by Doroh, made a motion to concur with the Keeler Township Planning Commission. Motion approved by acclamation.

- 5) **Reports:**
  - a. **BOC Liaison Report:** Commissioner Doroh reported that the County had several new appointments to the CMH Board, approved a new Materials Management Plan with Berrien and Cass Counties and were looking for members, and had reviewed the latest audit presentation.
  - b. **Land Preservation Board (LPB) Report:** The next Land Preservation Board meeting will be held on July 10, 2024.
  - c. **Southwest Michigan Planning Commission (SWMPC) Report:** No meeting.
  - d. **Local Visits Report:** Covert Township continues to discuss short-term rental ordinances yard sale permits. Lawrence is reviewing zoning for small homes. Several Townships continue to discuss solar options and battery storage. Cannabis was discussed at both South Haven City and South Haven Charter Township.
- 6) **Unfinished Business:** None.
- 7) **New Business:**

- b. **Almena Township Zoning Text Amendments: Recreational Vehicles:** After some general discussion regarding primary vs secondary structures and concern over allowances for hunting and recreational use, Doroh supported by Rose made a motion to concur with the Almena Township Planning Commission's recommendation on Recreational Vehicles Text amendment. Motion approved by acclamation.
  - c. **Antwerp Township Zoning Text Amendments: Outdoor Storage & Sales:** Motycka, supported by Rose, made a motion to concur with the Antwerp Township Planning Commission's recommendation on the Outdoor Storage and Sales Text amendment. Motion approved by acclamation.
  - d. **St. Joseph County Notice of Intent to Plan: Update County Master Plan** – Received.
  - e. **South Haven Charter Township Master Plan Adoption** – Received.
  - f. **Planning Commission By-Laws** – Discussion on the future necessary amendments, including the length of terms and quorum constitution.
- 8) **Adjournment:** Doroh made a motion to adjourn the meeting at 7:19 p.m.

Submitted by: Lisa (Imus) Ransler, Recording Secretary