

VAN BUREN COUNTY PLANNING COMMISSION

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Van Buren County Planning Commission
January 22, 2025

Meeting Minutes

1) Call to Order & Attendance

The meeting was called to order at 6:30 p.m.

Present: Alyssa Hosbein, Tom Motycka, Scott Cedarquist, Jan Petersen, Kurt Doroh, Will Pugsley, Barbara Rose, Nick Carlson and Gordon Andrews. Others present included Bob May and Lisa Imus Ransler.

Absent: Celinda Gilmore and Tony Hemenway

2) **Approval of Agenda:** Motion by Cedarquist, with support by Doroh to approve the January 22, 2025, agenda. Motion approved unanimously.

3) **Approval of Minutes:** A motion was made by Motycka, with support from Petersen to approve the November 24, 2024 minutes. Motion approved unanimously.

4) **Public Comment:** Mr. Bob May from Hamilton Township introduced himself.

5) Reports:

a) **BOC Liaison Report:** Commissioner Doroh reported that the Board held their organizational meeting, and Randy Peat was serving as Chair and Paul Schincariol was serving as Vice Chair. Julie Pioch is retiring from MSU Extension, and Casey Davis has been appointed as the new Undersheriff. The Parks and Recreation Board is working on a new Parks and Rec plan.

b) **Land Preservation Board (LPB) Report:** Cedarquist reported that the Land Preservation Board is reviewing applications for property eligible for the purchase of development rights with State of Michigan funding. They would also like to begin fundraising for land preservation programs.

c) **Southwest Michigan Planning Commission (SWMPC) Report:** Doroh reported the next meeting would be this coming Tuesday.

d) **Local Visits Report:** Petersen reported that Decatur Village, Decatur Township, and Hamilton had just completed a joint master plan. Doroh reported that Columbia was in need of a new master plan. Andrews reported that Arlington Township has been dealing with noise complaints.

6) Election of Officers:

a) Motycka, supported by Petersen, made a motion to nominate Hosbein to the office of Chairperson. Nominations were closed. Motion approved unanimously.

b) Motycka, supported by Rose, made a motion to nominate Cedarquist to the office of Vice Chairperson. Nominations were closed. Motion approved unanimously.

c) Doroh, supported by Motycka, made a motion to nominate Rose as the Secretary. Nominations were closed. Motion approved unanimously. Ransler will continue as recording secretary.

d) Motycka, supported by Cedarquist, made a motion to adopt the proposed 2025 meeting schedule, proposing to meet monthly the 4th Wednesday of the month at 6:30 pm with the exception of November and December, which would meet on the third Wednesday at 6:30. Motion approved unanimously.

7) **Unfinished Business – None.**

8) **New Business:**

a) Correspondence was received announcing Alamo Township's Master Plan approval.

b) The MSU Extension 2024 Citizen Planner Evaluation Summary that the Planning Commission participated in was presented.

c) A South Haven Township CSZ Commercial District Zoning Amendment was reviewed, including allowing multi-family dwelling unit buildings as a special use, increasing maximum building height to 55 feet to accommodate a planned senior housing project on M-140, and a short-term zoning adjustment to address an immediate development request. Motycka, supported by Cedarquist, made a motion to concur. Motion approved unanimously.

d) Keeler Twp Zoning Ordinance Amendments were reviewed and included Renewable Energy Regulations along with Land Use & Development Standards for site plan review, special land uses and signage. Motycka, supported by Petersen, made a motion to concur. Motion approved unanimously.

e) A Hamilton Township Swimming Pool Zoning Ordinance Amendment that proposed the allowance of automatic safety covers was reviewed. Motycka, supported by Doroh made a motion to concur. Motion approved unanimously.

f) Hamilton Township Wireless Communications Zoning Ordinance Amendment was reviewed with changes to the definitions, application and approval process, permitted and special land uses, height and location regulations and security and removal provisions. Motycka, supported by Rose made a motion to concur. Motion approved unanimously.

g) A Hamilton Township Zoning Ordinance Map (C2 to AG) Amendment was reviewed. Bob May explained the situation. Motycka, supported by Cedarquist made a motion to concur. Motion approved unanimously.

9) **Adjournment:** The meeting was adjourned at 7:04 p.m.

Submitted by: Lisa (Imus) Ransler, Recording Secretary