



VAN BUREN COUNTY PLANNING COMMISSION

219 E. Paw Paw Street, Suite 201, Paw Paw, MI 49079

Telephone (269) 657-8253 Fax (269) 657-0579

April 22, 2026 - 6:30 pm

Regular Meeting Agenda

- 1. Call to Order & Attendance**
- 2. Approval of Agenda**
- 3. Approval of Minutes of March 25, 2025**
- 4. Public Comment**
- 5. Reports**
 - a. County Board of Commission (BOC)
 - b. Land Preservation Board (LPB)
 - c. Southwest Michigan Planning Commission (SWMPC)
 - d. Staff
- 6. Unfinished Business**
- 7. New Business**
 - a. [City of Hartford Master Plan](#) review through May 11, 2026.....receive
 - b. [Almena Township Master Plan](#) review through June 3, 2026.....receive
 - c. **Emerging Land Uses: Battery Storage, Data Centers, & Solar Facilities**....information
- 8. Commissioner Comment**
- 9. Adjournment**

Next Meeting: May 27, 2026, at 6:30 pm

Michigan Planning Enabling Act [MCL – Act 33 of 2008](#)

VAN BUREN COUNTY PLANNING COMMISSION
219 E. Paw Paw Street, Suite 201, Paw Paw, MI 49079
March 25, 2026 – 6:30 p.m.

Meeting Minutes

1. Call to Order & Attendance - The meeting was called to order at 6:32 p.m. by Alyssa Hosbein.

Present: Alyssa Hosbein, Nick Carlson, Will Pugsley, Scott Cedarquist, Jan Petersen, Barbara Rose, Tom Motycka **Absent:** Tony Hemenway, Kurt Doroh **Others Present:** Lisa Ransler, staff

2. Approval of Agenda - Will Pugsley, supported by Barbara Rose made a motion to approve the March 25, 2026 agenda. Motion approved with Tom Motycka abstaining.

3. Approval of Minutes (February 25, 2026) – Scott Cedarquist, supported by Jan Petersen, made a motion to approve the February 25, 2026 meeting minutes. Motion unanimously approved.

4. Public Comment - None.

5. Reports

a. County Board of Commissioners (BOC) - Updates were provided regarding ongoing County initiatives, administrative coordination, and planning-related efforts.

b. Land Preservation Board (LPB) – No meeting.

c. Southwest Michigan Planning Commission (SWMPC) – Ransler reported that the five-year update for the Comprehensive Economic Development Strategy (CEDS) has started in coordination with Cass and Berrien Counties.

d. Staff Report - Discussion included interest in coordinating educational opportunities for Planning Commission members and local officials, including collaboration with Michigan State University Extension (MSUE) to provide presentations or training sessions during the summer months. Scott Cedarquist, supported by Tom Motycka made a motion to support coordinating educational sessions with MSUE. Motion unanimously approved.

6. Unfinished Business - None.

7. New Business

a. Paw Paw Township Zoning Text Amendment – Waterfront Area (WFR) Special Land Use Standards (Radiant Life Retreat Center) - The Commission reviewed the proposed

amendment allowing flexibility in road access requirements and reduced setbacks for smaller structures within the district. The amendment applies to all special land uses in the WFR district and was previously approved unanimously by the Township Planning Commission with no public comment.

Tom Motycka, supported by Barbara Rose made a motion to concur with the Paw Paw Township Zoning Text Amendment. Motion unanimously approved.

b. Paw Paw Township Zoning Map Amendment – Conditional Rezoning AGR to WFR, 40730 62nd Avenue (Radiant Life Retreat Center) - The Commission reviewed the request to rezone approximately five acres to allow expansion of the retreat center. Discussion included consistency with the Township Master Plan, surrounding zoning patterns, and proposed conditions limiting uses. The Township Planning Commission recommended approval unanimously following a public hearing with no public comment.

Tom Motycka, supported by Barbara Rose made a motion to concur with the Paw Paw Township Zoning Map Amendment. Motion unanimously approved.

c. 2025 Van Buren County Planning Commission Annual Report – The Commission reviewed the annual report outlining 2025 activities, coordination efforts, and planning initiatives.

Tom Motycka, supported by Barbara Rose n made a motion to approve the 2025 Annual Report. Motion unanimously approved.

d. Covert Township – Notice of Intent to Conduct Master Plan and Coastal Management Plan - The Commission received the notice and acknowledged the upcoming planning effort.

e. City of South Haven – Public Hearing Notice: Master Plan Update - The Commission received the notice and acknowledged the opportunity for review.

f. Cass County Data Centers Educational Session – March 26, 2026 - Information regarding the session was shared and acknowledged.

8. Commissioner Comments - Barbara Rose reported her gratitude to the County Commission for the appointment of an interim commissioner to fill Commissioner Randall Peat's vacant seat until the election later in the year.

9. Adjournment - Alyssa Hosbein, supported by Scott Cedarquist made a motion to adjourn the meeting at 7:06 p.m. Motion unanimously approved.