



Village of Lawrence

157 N. Paw Paw St.
Lawrence, MI 49064
269-674-8161
269-674-3004 Fax
www.lawrencemi.org



Village of Lawrence Planning Commission Consent Agenda 157 N. Paw Paw, Lawrence MI May 13, 2024

- Call to order 6:00 PM
- In attendance: Ryan Ransom, Annette Crandall, Mike Carpp, John Gritter. John Wellehan
- Public Attendance – Glen Thompson, Chantes Williams, Debbie Williams, B Guntz Houser, Jan Peterson, Sloan Closson, Skylar Closson, C Plotz, Paul Kolan, Mathew McCarthy, Phil Glennie, Anne Cox, Lisa Adams, Robert Brandel
- Safe Built Council – Kelly Largent
- Absent: none
- Approval of April 8, 2024 meeting minutes (Motion Crandall \ 2nd Gritter) Approved Motion Carries Unanimously
- Public discussion Draft ordinance rewrite.
- Public Comment – Below

Lisa Adams – Dark Sky information packet given to planning commission, Question about riverside park being zoned residential on new map – park zoning conventions explained by Kelly, Question about why any adult regulated uses are allowed – PC Chair and Kelly explained that a blanket ban is not legal thus appropriate and legal restrictions are in place in the new ordinance related to distance from schools, residential areas and places of worship. On the topic of raising allowed animals suggestions for the PC, Electric fencing for chickens and ducks and rabbits should be allowed to protect from predators, limitations on numbers of Rabbits Chickens and Pets are too low. Finally B&B should be allowed in both R1 and R2 not just R2

Ann Cox – Pet requirement 4 max seems too low Is this the same for cats?

Barb Gurtz – is the Pet number per parcel? Does this effect the number of chickens if you have more than one parcel - Kelly and PC concur that it is per owned parcel.



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Debbie Williams – Apiary Beekeeping ordinance language update presented copies given to PC members. Debbie also is concerned about the minimum lot sizes dropping and density.

Sloan Closson – Raises chickens and discussed free ranging pros and that they need to be supervised. Also explained the pros of a rooster in protecting you chickens as well as breeding and other positives. When asked about what to do about mismanaged roosters making noise or running a three strikes rule was suggested. Also it was mentioned by Skylar Sloan that Spure maintenance for roosters should be required to reduce the danger to passersby.

Paul Kolen - was concerned about setbacks changing and how that would effect rebuilding in the event of a total loss. Annette and Ryan explained that we have previously recommended an ordinance amendment that will remain in the new zoning that provides that any structure lost in a disaster may be rebuilt in its original footprint even if the original structure was a non-conforming structure due to setbacks.

Jan Peterson - concerned about density of housing

Mathew - asked about liability due to a retaining wall the previous owner of his property built in the tree lawn. Also had a similar concern as Paul Kolen.

Below are notes taken by Planning Commissioner Crandall these are added to the minutes in the interest of transparency and detail.

5/13/2024

PUBLIC COMMENT NOTES

These are NOT the official meeting minutes. There was much discussion and the attendees came to the meeting prepared to discuss their issues, usually in list form. These are the comments received from the public who attended the meeting. Many of their comments had explanations given by Counsel and Planning Commission members. Some of those explanations resolved the issue and some did not. Those explanations are not in this list. It should also be noted that I did not have a copy of the sign-in sheet, so spelling of names might not be accurate.

Lisa Adams

- Presented a document for Dark Skies to add into Village Zoning considerations



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- N River Park – why is it residential instead of a park?
- How does this affect the dog groomer?
- 8.02 Adult Regulated Uses – doesn't belong in Lawrence
- Park in LCBC should stay a park
- 9.05 Fences and Retaining Walls – the restriction on electric fencing should be eliminated
 - electric fencing is used to contain chickens
 - electric fencing is used to keep deer out of gardens
 - signage is available saying that fence is electric
- Chickens – remove sections 1,2,3&4
- Household pets – limit of 4 not realistic
- Rabbits – remove sections 1&2
 - Should also take into consideration 4H rabbits for Youth Fair
- Will new construction in proposed R2 be required to use village water & Sewer?
- R2 allows Bed & Breakfast, R1 does not.
 - Wants B&B provisions in R1
- Railbed – can that be designated as a park?
- Does current infrastructure support new densities?
- Can we require underground utilities?

Anne Cox

- Pet requirements – a total of 4 is unrealistic
- Slaughter of animals prohibition was a concern – realized it was already fixed
- Could roosters be on larger lots
 - If roosters are a nuisance, there could be nuisance or noise restrictions for roosters
 - Meat birds are typically male
- Prohibition against livestock is unacceptable

Barb Houser

- Is 4 dog allowance per house or per lot? She owns 3 contiguous lots
- Concerned about a 4 dog limit being unrealistic
- Likes the groomer in town. Does this affect their business?
- Concerned because she heard that a lot next to her was being zoned industrial

Debby Williams

- Has 5.5 acres
- Keeps Bees
- Presented proposal to change Bee Keeping section in the ordinance (attached)
- Concerned about the minimum lot size reduction in R1 and R2



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- 10,000 sqft and 5,000 sqft are reductions from current zoning
- Causes houses to be too close in R1
- Could allow current lots to be split and place houses very close together

Sloan Clawson

- Chickens – Sections 1,3&4 should be in General Ordinance
- Section 2 should allow more chickens on larger parcels
- Chickens should be allowed to free range if parcel is large and they are contained (rooster keeps them contained)
- Irresponsible owners should be noticed & fined – 3 strike rule
- Working on sustainability

Bob Brandel

- Asked why R3 on Bangor Road

Paul Kolon

- Set backs for new buildings
- What happens to existing buildings

Jan Petersen

- Appreciated Ryan's explanation of why we did the Zoning rewrite before completing the Master Plan
- R3 on N Paw Paw – could that have a water protection overlay?
- There should be increased density allowed in the downtown
- Allow duplexes, especially in old houses

Matthew McCartney

- Concerned about set-back restrictions that would prohibit him from replacing his house if necessary
- Has a retaining wall in front of his house on street side of sidewalk
- Wondered whether he had liability for that wall
- Random comments noted
- Questioned why the old Fleetwood site changed to R3?
- Are copies available for the public?
- Much conversation about posting of minutes on Village website
- Questions about where meeting notices are posted
- CBD does not allow Personal Service Businesses as allowed uses.
- This means no salons or shops defined in this use



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- Next meetings – June 10th working meeting
- Adjourned: 8:16 PM (Motion Gritter , 2nd crandall) All in Favor, Motion carries unanimously