

## Minutes

### Antwerp Township Planning Commission Regular Meeting Wednesday, August 2, 2023

1. **Call to Order** – Chairman Paquin called the meeting to order at 6:30 pm Cronenwett appointed as acting secretary.
2. **Roll Call** -one vacancy, Denise Schultz absent and excused, all others present.
3. **Approval of Agenda** -Motion by Tarchala, second Kneeshaw to approve agenda as submitted. All voted in favor.
4. **Approval of Minutes**- Motion by Cronenwett, second Tarchala to approve the July 12, 2023 minutes with the following revisions:  
Page 2, paragraph 3: change the sentence beginning “However the Planning Commission must declare...” to “Additionally the Planning Commission declared retail and gasoline sales as a “collective principal use” for this project, thus eliminating the restriction of 1200 sq. ft. of retail sales space.”  
Page 3, paragraph 1, “is recommended” should be changed to “will be required”  
Page 3, last line of item 2: change “non-pave” to non-paved”  
Page 3, item 6 change “location” to “locations”  
All voted in favor.

#### 5. **Public Comments on Non-Hearing Agenda Items** - none

6. **Public Hearing and Consideration of a Special Land Use and Site Plan.** Carla Heldt requests special land use and site plan approval for a contract hauling company (truck terminal) and aggregate sales for the property located at 62660 M 40 Highway, Lawton, MI 49065 (Parcel 80-02-020-028-40).

Public hearing called to order at 6:38. Applicant Carla Heldt and engineer Spencer O’Dell detailed the plan. No comments from the public.

Motion Cronenwett, second Tarchala to close hearing at 6:50. All voted in favor.

Planning Commission recommends approval of the special land use and site plan approval for a contract hauling company (truck terminal) and recommends denying the aggregate sales business with the following conditions:

1. A corrected plan will be submitted removing the building, aggregate bins, septic and well, dumpster and enclosure.
2. Applicant will demonstrate lot coverage compliance (50% max with alternative surface only counting as 80% pervious).
3. Revise the landscape plan to include:
  - a. Demonstrate rear buffer compliance.
  - b. Provide 20 trees (with at least four canopy and four evergreen) and 24 shrubs in the front yard.
  - c. Provide parking lot screening unless parking will be moved to the back of the lot. If moved, the Planning Commission waive the screening requirement.
  - d. Provide retention area landscaping.
  - e. Provide vegetation maintenance plan.

4. Revise the lighting plan to ensure compliance with the following:
  - a. Color temperature must not exceed 3,000K.
  - b. Minimum parking lot lighting must be no less than 0.6 fc.
  - c. Average parking lot lighting must be no less than 2.4 fc.
  - d. The average to minimum uniformity ratio must not exceed 4:1.
  
5. If the applicant plans to install an accessory/storage building they must obtain administrative approval. The Planning Commission recommends waiving the architectural requirements for said building.

Once the plan is approved, the following conditions will apply:

1. Install protective fencing prior to site disturbance. The limits of disturbance should be tightly bound around the area of construction. Protective fencing must be installed to delineate preserved areas prior to site development.
2. Secure the following approvals prior to site development and building permitting.
  - a. Drain Commission.
  - b. MDOT.
  - c. Health Department (well and septic).
  - d. Fire Department.

Motion by Cronenwett, second Tarchala. Roll call vote- all in favor.

#### **7. General Discussion**

- A. **Antwerp Township Trail Project** – update from Tarchala. Kalli Marshall will be joining him in efforts to move this project forward. Still a number of details to take care of.
- B. **Environmental Regulations and Wellhead Protection Overlay District** – update from Paquin. He is discussion ordinance revisions with the township attorney. Hopes to have something for us to look at before year end.

#### **8. Additional Comments and Communications** - none

9. **Adjournment**- motion by Kneeshaw, second Tarchala to adjourn meeting at 8:18. All voted in favor.