

**Draft of the Regular Antwerp Township Planning Commission Meeting
June 1, 2016**

1. **Call to Order**-Chairperson Daly called the meeting to order at 7:03 pm

2. **Roll Call-Present:** Derhammer, Tarchala, Paquin, Morris, Daly, Schultz, Cronenwett

Also present: David Jirousek, LSL Planning and guests

3. **Approval of Minutes**-Motion by Tarchala, second by Morris to approve the Regular Antwerp Township Planning Commission Meeting minutes of May 4, 2016 as presented.

Abstained: Daly, Derhammer. All others voted in favor.

4. **Approval of Agenda**-Motion by Paquin second by Tarchala to approve the agenda as presented.

All voted in favor.

5. Public Hearing

A. Request by Sydney Longjohn to amend the zoning map to change the designation of parcels 80-02-002-032-01 and 80-02-002-038-00 off 25th Street from Rural Estate Residential (R-1) to General Commercial (GC)

Public Hearing was called to order at 7: 05 pm.

Sydney Longjohn or a representative was not present. Eric discussed the expansion of West Point Auto Sales to extend their current operation to the south.

David Jirousek, LSL Planning discussed the request from the applicant and the two different parcels.

Public Comments

Virgil Henderickson-comment in regards to parcels should be/should have been left Commercial zoning.

Motion by Daly second by Cronenwett to close the public hearing at 7:10 pm. All voted in favor.

6. Public Comments on Agenda Items-none

7. New Business

A. Request by Sydney Longjohn to amend the zoning map to change the designation of parcels 80-02-002-032-01 and 80-02-002-038-00 off 25th Street from Rural Estate Residential (R-1) to General Commercial (GC)

Discussion of request by commissioners and David Jirousek. Parcels should be voted on separately, western parcel 80-02-002-032-01 and eastern parcel 80-02-002-038-00

Motion by Tarchala second by Morris to recommend approval of the GC rezoning of the western parcel 80-02-002-032-01 based on the following findings:

1. There is existing adjacent GC land to the west, north, northeast and northwest.
2. There is existing commercial business to the west, north and northeast.
3. The applicant lives directly south of the subject property.
4. Existing commercial future land use designation and GC zoning extends south along 25th Street for the same depth as this parcel
5. The parcel was previously zoned commercial prior to 2003.

Roll call vote: Derhammer-yes, Tarchala-yes, Paquin-yes, Morris-yes, Daly-yes, Schultz-yes, Cronenwett-yes. Motion carried

Motion by Derhammer second by Daly to recommend denial of the GC rezoning of the eastern parcel 80-02-002-038-00, based on the following findings:

1. There is no immediate need or development proposal.
2. The property can serve as a transitional area.
3. The property is adjacent to two (2) other R-1 properties not owned by the applicant.
4. The property has no road frontage.

Roll call vote: Derhammer-yes, Tarchala-yes, Paquin-yes, Morris-yes, Daly-yes, Schultz-yes, Cronenwett-yes. Motion carried.

Van Buren County Commission will review in June, and will forward recommendations to the Antwerp Township Board in July.

8. Old Business

A. Trailway Project Update

Tarchala updated commissioners on the progress being made in regards to obtaining support from local area schools, businesses and groups. Should be reviewed by DNR by October, with a possible project start in 2017.

B. Future Zoning Code Amendments-Low Impact Development

David Jirousek, discussed with commissioners various tools that are currently being implemented and those which should be implemented. Maximum Lot coverage is currently implementing low impact development, but there are some changes recommended in this area. Proposed changes would be incorporated into Chapter 11-Site Plan Review of the Zoning Ordinance.

9. Comments and Communications Concerning Items not on the Agenda

David Jirousek, handout of map to commissioners showing area for future consideration of an Outdoor/Indoor Commercial Recreation Proposal: Baseball Training Center.

David also updated commissioners and handed out the current code violations sheet.

Derhammer-the Antwerp Township Budget Hearing will be held in June, and will be requesting additional funding towards Phase 2 of the Trailway Project.

Gary Stock-attended the Portman Preserve open house, this area will also include walking trails.

10. Adjournment-Motion by Daly second by Cronenwett to adjourn meeting. All voted in favor.
Meeting adjourned 9:05 pm

Respectfully submitted.



Denise M. Schultz, Secretary