

**Draft of the Regular Antwerp Township Planning Commission Meeting
April 5, 2017**

1. **Call to Order**-Chair Daly called the meeting to order at 6:32 pm
2. **Roll Call**-Present: Derhammer, Tarchala, Cronenwett, Daly, Schultz, Morris.
Absent & Excused: Paquin Also Present: David Jirousek, William & Works and guests
3. **Approval of Minutes**-Motion by Tarchala second by Daly to approve the minutes of the Regular Antwerp Township Planning Commission Meeting of March 1, 2017 as presented.
Abstained: Cronenwett and Schultz. All others voted in favor. Motion carried
4. **Approval of Agenda**-Motion by Cronenwett second by Morris to approve the agenda as amended by Derhammer to add under 9. Comments and Communications, status of Boven request for duplex development. All voted in favor. Motion carried.

5. Public Hearing

A. Zoning Map Amendment-John Bosker & Sherryl Arno Light Industrial to Agricultural and Open Space Residential.

Public Hearing was called to order at 6:33 pm.

John Bosker-described request to change zoning and intentions for development.

Ron Derhammer- Bosker's intentions are not for a subdivision.

Jean Gregory-neighbor in proximity to Bosker development has no opposition to request.

Motion by Cronenwett second by Derhammer to close the public hearing at 6:38 pm. All voted in favor.

B. Special Land Use and Site Plan Review-Southwest Michigan Land Conservancy, Nature Preserve Parking Lot-Portman Preserve.

Public Hearing was called to order at 6:38 pm

Jerry Portman-concerns with location of 2nd drive (east side) with proximity to his residence, size of parking area and access road. The parking area site plan was not provided to him in advanced for the discussion of this issue.

Mike Martin-residence west side of Mud Lake, concerns with accessibility of parking area and locations of the entrances. Believes the site plan for the parking area has changed from the original concept.

Pam Adams-concerns with traffic and driveway entries to this site.

Peter Ter Louw-representative from Southwest Michigan Land Conservancy, reviewed the parking lot site. Stated that the Van Buren Road Commission has determined the best location for the entrances to the parking area.

Gary Stock-It is important to note that the progression needs to keep moving forward in the request for a Special Land Use.

Motion by Daly second Cronenwett to close the public hearing at 7:08 pm. All voted in favor.

6. Public Comments on Agenda Items-none

7. New Business

A. Zoning Map Amendment-John Bosker & Sherryl Arno, Light Industrial to Agricultural and Open Space Residential. 26383 60th Ave. (Parcel 80-02-022-004-25 and 80-02-022-004-30)

John Bosker discussed a boundary line adjustment to the south. David Jirousek explained that the property would have to be surveyed. Bosker requested that this item be tabled until said changes can be made.

Motion by Cronenwett second by Tarchala to table request until said changes can be made.

Roll call vote: Derhammer-yes, Tarchala-yes, Cronenwett-yes, Daly-yes, Schultz-yes, Morris-yes

Motion carried.

B. Special Land Use and Site Plan Review: Southwest Michigan Land Conservancy, Nature Preserve Parking Lot. 28534 49th Ave. (Parcel 80-02-004-001-01)

Upon discussion with commissioners, neighbors and David Jirousek items of concerns were listed. Motion by Tarchala to table request, no second.

Derhammer-in order for the Southwest Michigan Land Conservancy to move forward in a timely manner, it is recommended that the Conservancy, Mr. Portman and the Township Planner work together on the list of concerns.

Motion by Cronenwett second by Daly to recommend approval with the following conditions:

1. The drive aisles a parking area may be surfaced with gravel. The accessible spaces shall be an acceptable impervious/hard surface.
2. Protective fencing shall be installed prior to site disturbance to protect areas outside of the limits of construction. This note shall be place on the plan.
3. The Mattawan Fire Department shall approve the circulation and access plan.
4. The Van Buren County Road Commission shall approve the driveway access.
5. A secondary gate shall be installed to prevent internal vehicle access from the parking area to the preserve.
6. The proposed parking lot fencing shall be indicated on the site plan.
7. The east side of the parking area shall be screened by landscaping and/or fencing.
8. Parking lot crown and drainage direction shall be indicated on the site plan.
9. Compliant dimensions shall be indicated for all two-way (24') and one-way (12') drive aisles.
10. Access shall be consolidated. The eastern access driveway shall be eliminated and the internal bus loop and service drive should extend from the proposed parking area.
11. Bus parking space dimensions shall be indicated on the site plan.
12. Parking lot setback measurements shall be indicated on the site plan (minimum 15' front, 20' side).

Roll Call Vote: Derhammer-yes, Tarchala-yes, Cronenwett-yes, Daly-yes, Schultz-yes, Morris-yes. Motion carried.

C. Site Plan Amendment Review-Ade Adewoye/Cask and Keg, Service Station Addition. 24182 Red Arrow Highway (Parcel 80-02-002-010-00)

Review of request by applicant for the addition of gas dispensing pumps and canopy to existing retail store building.

Motion by Tarchala second by Morris to recommend approval with the following conditions:

1. The landscaping plan shall include accurate vegetation labels of the rear buffer trees and the calculation shall be clearly stated.
2. One (1) proposed Red Oak tree shall be shifted outside of the paved area to the southeast corner of the site.
3. Protective fencing shall be installed to protect the 25 foot preserved buffer area prior to site disturbance. This shall be noted on the site plan
4. The front yard landscaping modification shall be approved by the Township Board (Section 12.1 C.12).
5. A 12 foot one-way drive aisle shall be demonstrated around the entire canopy structure.
6. A 24-foot two-way drive aisle between the southwestern two parking spaces and the southwest building corner sidewalk area shall be demonstrated.
7. The fuel truck directional arrows shall be removed from the site plan. Pavement striping shall be simplified to avoid driver confusion.
8. The following approvals shall be secured:
 - a. MDEQ (gas tanks and fuel pumps).
 - b. Fire Department
 - c.. Van Buren County Road Commission
 - d. Drain Commission, if applicable

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

**D. Commercial Rehabilitation District Establishment-24401 Red Arrow Highway,
Mattawan, MI. Parcel 80-02-002-013-15.**

Morris reported on the Commercial Rehabilitation Act.

E. Brownfield Redevelopment Authority

Morris reported on the Brownfield Redevelopment Authority, handouts given to commissioners for review in regards to the above mention property.

8. Old Business

A. Discussion-Zoning Ordinance-Section 12.4, Signs

David Jirousek will have material for commissioners' review next month (May).

B. Discussion-2017 Parks and Recreation Plan Update

The Recreation Plan and Trail Project will be combined in one (1) document with map updates.

C. Discussion-Trail Project

Tarchala reported on update of progress on the pathway project in the township. Letters of recommendations will be accepted until April 30th.

9. Comments and Communications Concerning Items not on the Agenda

Derhammer reported to commissioners the status of the Boven request for two-family home development from the March Township Board Meeting. This project has been dropped by the applicant.

Daly-reported on meeting attended by her and Tarchala in regards to the states Marijuana Law. A sample ordinance was available for reference.

10. Adjournment

Motion by Daly second by Tarchala to adjourn the meeting. All voted in favor.
Meeting adjourned 8:58 pm

Respectfully submitted,



Denise M. Schultz, Secretary