

**Draft of the Antwerp Township Planning Commission Meeting  
May 1, 2019**

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**1. Call to Order-** Acting Chair Daly called the meeting to order at 6:30 PM.

Acting Chair Daly called for a moment of silence in remembrance of Ron Derhammer who passed away Saturday April 27<sup>th</sup>. Ron served on the Antwerp Planning Commission and Antwerp Township Board for numerous years.

**2. Roll Call:** Present: Stock, Tarchala, Daly, Schultz.  
Absent and Excused: Cronenwett, Morris, Paquin.  
Also Present: David Jirousek, Horizon Community Planning and guests.

**3. Approval of Minutes-**Motion by Tarchala second by Stock to approve the minutes of April 3, 2019 as presented. All voted in favor.

**4. Approval of Agenda-**Motion by Tarchala second by Daly to approve the agenda as presented. All voted in favor.

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

**6. Consideration of Special Land Use and Site Plan-Ken Paul, Camzies Pizza, 26360 Red Arrow Highway (Parcel #80-02-003-012-20).**

David Jirousek gave a brief overview of subject project. It was recommended that consideration be postponed until the June meeting as applicant may proceed under commercial site plan requirements and standards.

Motion by Daly second by Tarchala to postpone until June 3 meeting for consideration. All voted in favor. Motion carried.

**7. Consideration of Special Land Use and Site Plan-Charles W. Brandt as Nightmare Realm, LLC, 23492 Red Arrow Highway (Parcel #80-02-001-017-02)**

Discussion of site plan by applicant. Terron McLean, Mattawan Fire Chief went over some issues that he had with the site. David Jirousek, went over review of site with commissioners.

Motion by Daly second by Schultz to recommend approval of Special Land Use and site plan with the following conditions:

1. The special land use shall operate in accordance with the submitted operations plan.
2. The site plan shall indicate that the two-land northbound option is available for entry.
3. The attraction shall be closed to the public after 1:00 AM.
4. The schedule of major events shall be provided annually for Township review.
5. All principal year-round use buildings shall require permanent restroom facilities.
6. Detailed shuttle service information and off-site parking location shall be provided to the Township prior to commencement of major events.
7. Parking and gateway attendants shall be present for all major events.
8. Upon Township notification of noise, light, and traffic complaints, the owner shall assess current practices and report back on possible solutions prior to the next weekend of events.
9. 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 development.
10. Lighting plans shall be revised to comply with Section 12.2, Exterior Lighting Requirements.

11. Outside agency approvals shall be secured prior to site development:
- a. Van Buren County Road Commission
  - b. Van Buren County Health Department.
  - c. Van Buren County Drain Commission.
  - d. Mattawan Fire Department.

Roll Call Vote: Stock-yes, Tarchala-yes, Daly-yes, Schultz-yes. Motion carried

**8. Public Hearing and Consideration of Zoning Text Amendment-Prohibition of Recreational Marihuana Establishments.**

Public Hearing was called to order by Chair Daly at 7:30 PM

Public Comment-none

Public Hearing closed 7:31 PM.

**Consideration of Zoning Text Amendment-Prohibition of Recreational Marihuana Establishments.**

Discussion by commissioners in regards to text. It was noted that the word *Recreational* should be added to Section 1. and Section 3.27 to read: *Recreational* Marihuana Establishments Prohibited.

Motion by Daly second by Tarchala to recommend approval of the Antwerp Township Zoning Ordinance to prohibit Recreational Marihuana Establishments.

Roll Call vote: Stock-yes, Tarchala-yes, Daly-yes, Schultz-yes. Motion carried.

**9. Public Hearing and Consideration of Zoning Text Amendment-Opt-In and Regulation Medical Marihuana Facilities.**

Public Hearing was called to order by Chair Daly at 7:35 PM

Public Comment-none

Public Hearing closed 7:36 PM.

**Consideration of Zoning Text Amendment-Opt-In and Regulation Medical Marihuana Facilities**

Discussion by commissioners in regards changes/corrections that should be made.

Motion by Daly second by Stock to postpone till June meeting, with changes to be reviewed by commission members. Voice Vote: All voted yes. Motion carried.

**10. Discussion of Zoning Text Amendments-Flag lots, storage buildings, and wireless communication towers.**

**Flag lots**-Commissioners reviewed with David Jirousek. Was suggested that an intent statement would be helpful for this ordinance, will continue to discuss.

**Storage Buildings**-Conversation in regards to past cases of square footage of storage buildings. Will continue to discuss.

**Wireless Communication Towers**-Will continue to discuss the topic of "stealth" tower requirements.

**12. Comments and Communications Concerning Items not on the Agenda**

Gary Stock brought up a comment from the township office in regards to Planning Commission monthly agenda packets that are of large size and costly to mail. Some suggestions by commissioners included; hand delivery by township office staff, smaller site plan maps.

**13. Adjournment**-Motion by Daly second by Schultz to adjourn the meeting. All voted in favor.

Meeting adjourned 8:43 PM.

Respectfully submitted,



Denise M. Schultz, Secretary