

**Draft of the Antwerp Township Planning Commission Meeting
July 8, 2019**

1. Call to Order: Chair Morris called the meeting to order at 6:30 PM.

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

3. Approval of Minutes-Motion by Tarchala second by Daly to approve the minutes of June 5, 2019 with the following spelling corrections as noted by Paquin;
6. Public Hearing Special Land Use site plan amendment Hurley & Stewart line 7 She asked.
Page 2 Line 12, Item 11a. was moved up.
Abstained: Schultz and Morris. All others voted in favor.

4. Approval of Agenda-Motion by Paquin second by Daly to approve the agenda as amended by Tarchala to add 8A. Trailway Report. All voted in favor.

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

6. 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)

David Jirousek reviewed with commissioner's his memorandum of July 3rd.

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

1. The primary special land use approval is the haunted attraction "primary show season" events (Operations Plan Section 2); "special events" (Operations Plan Section 7); ancillary games, sales, and concessions; caretaker's dwelling; and office and warehouse space for year-round business operations and maintenance. The schedule of primary show season events and special events shall be provided annually for Township review and approval, or more frequently if changes are proposed throughout the year.
2. Year-round uses, such as banquet space, escape rooms, and other uses are not included in this approval. Additional future permitted uses or special land uses authorized in the General Commercial Zoning District may be considered separately from the special land use approval of the haunted attraction.
3. The haunted attraction shall operate in accordance with the submitted operations plan.
4. The haunted attraction shall be closed to the public after 1:00 AM.
5. All principal year-round use buildings shall require permanent restroom facilities.
6. Customer parking shall be located at Paw Paw High School. The Township shall approve any changes to the off-site parking location.

7. 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.
8. Protective fencing shall be installed 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.
9. 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.

Voice Vote: All voted in favor. Motion carried

7. Public Hearing and Consideration of Zoning Text Amendments.

Large Flag Lot Preservation Option, Section 2.7 Definitions L-M and Section 5.6

Public Hearing

Public Hearing was called to order by Chair Morris at 6:48 pm.

Public Comment-none

Motion by Daly second by Schultz to close the public hearing. Motion carried

Consideration of Zoning Text Amendments

Discussion by commissioners and David Jirousek in regards to changes that have been made to Section 2.7. Definitions L-M (replacement definition) and Section 5.6 Large Flag Lot Preservation Option (new)

Motion by Daly second by Paquin to recommend approval of the Zoning Text Amendment: Flag Lots as presented in the July 3, 2019 Memorandum by David Jirousek, -Horizon Community Planning. Voice Vote: All voted yes. Motion carried.

8. Comments and Communications Concerning Items not on the Agenda

A. Trailways Report- Tarchala reported on progress working with Whitman and the State in regards to the trailway in the township, along with a future of timeline criteria.

David Jirousek informed commissioners that currently there are no agenda items to be considered for August.

9. Adjournment-Motion by Tarchala second by Daly to adjourn the meeting. All voted in favor. Meeting adjourned 7:03 PM.

Respectfully submitted,



Denise M. Schultz, Secretary