

**Draft of the Antwerp Township Planning Commission Meeting
December 4, 2019**

1. **Call to Order**-Chair Morris called the meeting to order at 6:30 PM.
2. **Roll Call**-Present: Stock, Paquin, Daly, Morris, Schultz, Cronenwett
Absent and Excused: Tarchala
Also Present: David Jirousek, Horizon Community Planning and guests.
3. **Approval of Minutes**-Motion by Paquin second by Schultz to approve the minutes of November 6, 2019 as presented. Abstained: Cronenwett, Daly. All others voted in favor.
4. **Approval of Agenda**-Motion by Cronenwett second by Daly to approve the agenda as presented. All voted in favor.
5. **Public Comments on Non-Hearing Agenda Items**-none
6. **Public Hearing and Consideration of Special Land Use and Site Plan-Coffee Shop with Drive-Through Window Service.** Marcon Ventures, LLC. 23944 Red Arrow Highway, Mattawan MI 49071. (Parcel 80-02-001-028-01)

Public Hearing

Public hearing was called to order by Chair Morris at 6:35 PM.

David Jirousek, Horizon Community Planning gave overview of the proposed site plan

Chris Nelson and Linda Marcon presented site plan data for a proposed Bigby coffee business.

Public Comments

Sandra Ellison-lives north of the proposed site and has concerns with trash.

Gary Custer-question in regards to proposed hours.

Dan Bridzen-lives north of the proposed site and has questions regarding setbacks.

Linda Thomas-lives within 500 feet of property and was wanting to learn and gather information

Motion by Cronenwett second by Daly to close the public hearing at 6:53 pm. All voted in favor.

Planning Commission Discussion

Bumper guard in parking area along the perimeter would be of benefit for water run off as well to the northern property line for stopping/controlling traffic on site.

Dumpster placement and requirements were reviewed.

Retention area location discussed and slope/fencing requirements.

Hours of operation were discussed with Linda Marcon, it was stated that first year hours of operation would be Monday-Saturday 6AM-9PM, Sunday 7AM-9PM. Staffing hours would be 30 minutes prior to opening and one hour later for closing.

Motion by Daly second by Cronenwett to recommend waiving the perimeter curbing requirement and requiring bumper guards along with recommending approval with the following conditions:

1. Install protective fencing prior to site disturbance. The limits of disturbance should be tightly bound around the area of construction and indicated on the site plan. Protective fencing must be installed to delineate preserved areas prior to development.
2. Plans shall be revised to limit Red Arrow Highway access to right-in and right-out unless further limited by the Road Commission.
3. Lighting plans shall be revised to comply with Section 2.2, Exterior Lighting Requirements.
 - a. Provide light fixture specification sheets
 - b. Confirm that the parking area will be illuminated to minimum requirements.
4. 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.
 - i. Stormwater plan.
 - ii. SESC plan.
 - d. Mattawan Fire Department

Voice Vote-all voted yes. Motion approved.

7. Planning Commission Discussion. Goal-setting, zoning issues and annual report. David Jirousek and planning commissioners discussed prioritizing goals for the year 2020, they are as follows:

1. Alternative Energy
 - a. Accessory ground-mounted solar administrative review.
 - b. Solar farm
 - c. Wind farm.
2. Land Division Act amendment and survey requirements along with Curb and gutter requirements for subdivisions and site condos.
3. Environmental review checklists and standards
4. Natural Resources Overlay
5. Review of flow chart for residential development construction and building permits.
6. Review of Planned Unit Development reform and density bonuses.
7. Township survey (summer tax bill).
8. General zoning housekeeping issues

These items will be included in the Annual Report for 2020.

8. Resolution to Adopt 2020 Meeting Schedule

Motion by Cronenwett second by Paquin to adopt the Antwerp Township Planning Commission 2020 Meeting Dates as presented.
Voice vote: All voted yes. Motion carried.

9. Comments and Communications Concerning Items not on the Agenda

Stock gave the Township Board Report in regards to discussion of the weed ordinance.

10. Adjournment-Motion by Daly second by Cronenwett to adjourn the meeting.

All voted in favor. Meeting adjourned at 7:56 PM.

Respectfully submitted,



Denise M. Schultz, Secretary