

**Draft of the Antwerp Township Planning Commission Meeting  
October 7, 2020**

1. **Call to Order**-Vice Chair Paquin called the meeting to order at 6:33 PM.  
(This meeting was held by video conference via Zoom)
2. **Roll Call:** Present: Paquin, Schultz, Tarchala, Stock, and Cronenwett.  
Absent and Excused: Daly, Morris.  
Also Present: David Jirousek, Horizon Community Planning and guests.
3. **Approval of Minutes**- Motion by Tarchala second by Paquin to approve the minutes of September 2, 2020 as presented. Abstained: Schultz. All others voted in favor.
4. **Approval of Agenda**-Motion by Tarchala second by Cronenwett to approve the agenda as presented. All voted in favor.
5. **Public Comments on Non-Hearing Agenda Items**-none
6. **Public Hearing on a Zoning Map Amendment: Single-Family Residential (R-2) to General Commercial (GC). MJ&M Holdings, LLC (Michael Hiestand)** for a parcel located on 56<sup>th</sup> Ave., Paw Paw, MI 49079 (norther portion of parcel 80-02-007-035-30).

Public Hearing was called to order by Vice Chair Paquin at 6:38 PM  
Jeff Paulson reviewed the project.

**Public Comment**

**Degraff**-concerns with tree line/buffer on west side of property.

**Kent**-concerns of layout of street and traffic flow with children in the area.

Motion by Cronenwett second by Stock to close the public hearing at 6:46 PM

**Consideration of Zoning Map Amendment-Single-Family Residential (R-2) to General Commercial (GC). MJ&M Holdings, LLC (Michael Hiestand)**, for a parcel located on 56<sup>th</sup> Ave., Paw Paw, MI. 49079 (northern portion of parcel 80-02-007-035-30).

Commissioners reviewed with David Jirousek Memorandum of October 2, 2020 in regards to applicants request for rezoning.

Motion by Cronenwett second by Tarchala to recommend approval of the rezoning request of the subject property to General Commercial. All voted in favor. Motion passed.

7. **Public Hearing on a Preliminary Site Condominium Plan. MJ&M Holdings, LLC. (Michael Hiestand)**, for a proposed 12 unit site condominium residential development located on 56<sup>th</sup> Ave., Paw Paw, MI 49079 (southern portion of parcel 80-02-007-035-30).

Public Hearing was called to order by Vice Chair Paquin at 6:50 PM  
Jeff Paulson discussed development of 12 lot proposal connecting to Sand Pine Circle.

**Public Comment**

**Rick Leetsma**-question in regards to housing type/style, completion times and if there would be another hearing for final construction review.

**Jeff Paulson**-explained style of homes to be built and the connection plans to Sand Pines Circle.

**Kent**-concerns with cul-de-sac (connection) as they own the lot close to it.

**David Jirousek**-described the process that will occur in regards to this development.

**Ruth Schafer**-question in regards to placement of road on to 56<sup>th</sup> Ave., along with storm management area.

**Bella Nichols**-comment in regards to if a survey of natural features was done on this site.

Motion by Tarchala second by Schultz to close the public hearing at 7:20 PM.

**Consideration of a Preliminary Site Condominium Plan-MJ&M Holdings, LLC (Michael Hiestand)** for a proposed 12 unit site condominium residential development located on 56<sup>th</sup> Ave., Paw Paw, M. 49079 (southern portion of parcel 80-02-007-035-30).

Commissioners reviewed with David Jirousek Memorandum of October 2, 2020 in regards to applicants request for preliminary condominium plan.

Motion by Cronenwett second by Tarchala to recommend approval of the preliminary condominium plan.. If approved by the Township Board, the applicant can finalize design, construction details and outside agency permitting. All voted in favor. Motion passed.

**8. Public Hearing of a Special Land Use and Site Plan. Paul Hall**, for a proposed self-storage facility, a special land use in the General Commercial (GC) zoning district, located at 29202 Red Arrow Highway, Paw Paw, MI 49079 (parcel 80-02-009-013-02)

Public Hearing was called to order by Vice Chair Paquin at 7:22 PM

Paul Hall reviewed project

**Public Comment**-none

Motion by Cronenwett second by Tarchala to close the public hearing at 7:25 PM.

**Consideration of a Special Land Use and Site Plan, Paul Hall** for a proposed self-storage facility, a special land use in the General Commercial (GC) zoning district, located at 29202 Red Arrow Highway, Paw Paw, MI 49079 (parcel 80-02-009-013-02).

David Jirousek reviewed with commissioner's memorandum of October 2, 2020.

Motion by Cronenwett second by Tarchala to recommend to the Township Board the special land use and site plan with several conditions:

1. The boundary lines of the subject properties shall be formally adjusted per the plan prior to building permitting.
2. The architectural plans shall be updated to indicate the height of all proposed buildings.
3. The architectural plans shall be updated to comply with façade articulation and building material requirements.
4. A cross-access easement shall be established to access the norther building prior to building permitting or the plan shall be revised to include an internal access driveway.
5. A compliant lighting photometric plan and acceptable lighting details shall be provided prior to site development and building permitting.
6. The landscape plan shall be provided to comply with front yard planting requirements prior to site development and building permitting.



7. The plan shall be updated to satisfy minimum parking and accessibility requirements prior to site development and building permitting. Parking spaces shall include bumper stops.
8. The applicant shall 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 site development.
9. Secure the following approvals:
  - a. Drain Commission
  - b. Road Commission
  - c. Health Department for office well and septic if office area is staffed and added to site.
  - d. Fire Department

All voted in favor. Motion carried.

- 9. Public Hearing of a Special Land Use and Site Plan. Smart Septic** (Greg Magnan and Andy Popp) for a proposed contractor's facility, a special land use in the General Commercial (GC) zoning district, located at 23599 Red Arrow Highway, Mattawan, MI 49071 (parcel 80-02-001-031-20).

Public Hearing was called to order at 7:45 by Vice-Chair Paquin  
Applicant reviewed request.

**Public Comment**-none

Motion by Tarchala second by Schultz to close public hearing at 8:00 PM.

**Consideration of a Special Land Use and Site Plan. Smart Septic** (Greg Magnan and Andy Popp), for a proposed contractors facility, a special land use in the General Commercial (GC) zoning district, located at 23599 Red Arrow Highway, Mattawan, MI 49071 (parcel 80-02-002-031-20)

David Jirousek reviewed with commissioner's memorandum of October 2, 2020.

Motion by Tarchala second by Cronenwett to recommend to the Township Board special land use and site plan with the following conditions:

1. The architectural plans shall be updated to comply with fenestration, façade articulation, and building material requirements prior to site development and building permitting.
2. The landscape plan shall be provided to comply with front yard planting requirements prior to site development and building permitting.
3. If an outdoor dumpster use is planned, it must be screened within a compliant enclosure.
4. Outdoor storage of equipment, materials, and supplies is not permitted.
5. The lighting plan shall be updated prior to site development and building permitting to address the following:
  - a. Provide compliant mounting heights.
  - b. Provide the average to minimum ratio for the parking area.
  - c. Adjust lighting to ensure that illumination within the right-of-way does not exceed three (3) footcandles.
  - d. Provide average footcandles for the parking spaces only (2.4 foot candle average).
6. The applicant shall provide information concerning hazardous waste storage shall be provided.

7. The landscaping plan shall be updated prior to site development and building permitting to address the following:
  - a. Shift required plantings outside of the public right-of-way.
  - b. Increase the eastern buffer width to 25 feet.
  - c. Provide eight (8) additional evergreen trees between the paved area and the eastern property line.
8. Revise site plan to shift the building outside of the 15-foot side setback prior to site development and building permitting.
9. Revise site plan to shift the sign outside of the 15-foot side setback prior to site development and building permitting.
10. The applicant shall 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 site development.
11. Secure the following approvals prior to site development and building permitting.
  - a. Drain Commission
  - b. Road Commission
  - c. Health Department
  - d. Fire Department

All voted in favor. Motion carried.

**10. Public Hearing of a Special Land Use and Site Plan. Suzanne Neumann**, for a proposed off-site accessory non-commercial ground-mounted solar energy system at 70101 Copper Blvd., Lawton, MI 49065 (parcel 80-02-148-018-00)

Public Hearing was called to order by Vice-Chair Paquin at 8:02 pm

**Public Comment**

Susan Creager reviewed the site plan request for a non-commercial ground-mounted solar energy system.

Motion by Cronenwett second by Tarchala to close the Public Hearing at 8:10 PM.

**Consideration of a Special Land Use and Site Plan. Suzanne Neumann**, for a proposed off-site accessory non-commercial ground-mounted solar energy system at 70101 Copper Blvd., Lawton, MI 49065 (parcel 80-02-148-018-00)

David Jirousek reviewed with commissioners Memorandum of October 2, 2020 in regards to the site plan.

Motion by Tarchala second by Paquin to recommend a positive recommendation to the Township Board with conditional approval for a special land use and site plan with the following conditions:

1. The applicant provides a copy of the Nature Conservancy easement to cross land.
2. The system is shifted northward to comply with the 60-foot setback from the outside edge of the Right-of-way.

All voted in favor. Motion carried.

**11. Zoning Ordinance Update Discussion. Off-Road Vehicles**

David Jirousek gave an update in regards to off-road vehicles. Committee discussion with the townships attorney led to the decision that no ordinance will forthcoming at this time.

**12. Zoning Ordinance Update Discussion-Accessory Dwelling Units**

David Jirousek review with commissioner's memorandum of October 2, 2020 in regards to Accessory dwelling units. Commissioners gave input and will discuss with some changes for the November meeting discussion.

**13. Comments and Communications Concerning Items not on the Agenda-none**

**14. Adjournment-**Motion by Tarchala second by Cronenwett to adjourn the meeting at 9:17 PM.  
All voted in favor.

Respectfully submitted



Denise M. Schultz, Secretary