

**Draft of the Antwerp Township Planning Commission Meeting
May 20, 2020**

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- 1. Call to Order**-Chair Morris called the meeting to order at 6:30 PM.
(This meeting was held via Zoom-not recorded)
- 2. Roll Call-Present:** Stock, Daly, Morris, Schultz, Paquin, Tarchala, Cronenwett
Also Present: David Jirousek, Horizon Community Planning and guests
- 3. Approval of Minutes**-Motion by Cronenwett second by Tarchala to approve the March 4, 2020 minutes as presented. All voted in favor.
- 4. Approval of Agenda**-Motion by Tarchala second by Paquin 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 a Special Land Use and Site Plan Amendment.**
Tom Rossman, Prairie View Storage, 51350 County Road 652, Mattawan, MI
(parcel 80-02-002-015-02).

Public Hearing-Chairman Morris called the Public Hearing open at 6:39 PM

Public Comment

Tim Rossman-spoke in regards to the project.

Mike and Judy Versalle-correspondence received by the township May 14, 2020 in regards to their support of the expansion of this business.

There being no further public comment, motion by Cronenwett second by Schultz to close the public hearing at 6:41 PM. All voted yes.

Special Land Use Request-Tom Rossman Prairie View Storage

David Jirousek reviewed the special land use request with Planning Commissioners from his memorandum dated May 12, 2020.

Motion by Tarchala second by Cronenwett to recommend approval of the Special Land Use Request for Prairie View Storage.

Roll Call Vote: Stock-yes, Daly-yes, Morris-yes, Schultz-yes, Paquin-yes, Tarchala-yes, Cronenwett-yes
Motion carried

Tom Rossman-Prairie View Storage-Site Plan Amendment

Review by David Jirousek with Planning Commissioners in regards to his memorandum of May 12, 2020. Cronenwett recommended to add number four (4.)-allow gravel on roadways and parking areas.

Motion by Cronenwett second by Daly to recommend approval of the site plan with the following conditions that shall be satisfied prior to site development:

1. Combine parcels 80-02-002-015-02 and 80-02-002-015-30.
2. 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.

3. Secure the following approvals:
 - a. Drain Commission
 - b. Fire Department

The following conditions shall be met prior to the issuance of building permits for buildings 7, 8, and 11. However, at minimum, the conditions should be met prior to building occupancy.

1. Confirm that all building-mounted lighting is cut-off style.
2. Finalize stormwater retention pond construction per plans.
3. Install all parking spaces and finalize grading and drive surface around all existing and future building sites
4. Allow gravel on roadways and parking area.

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

7. Consideration of a Final Condominium Plan-John Bosker, Mattawan Airpark Estates, behind 26383 60th Ave., Mattawan, MI (Parcel 80-02-022-004-70).

Tim Woodhams spoke on behalf of the project. Final condominium plan and all permits have been fulfilled.

David Jirousek, reviewed memorandum of May 12, 2020 with commissioners.

Motion by Paquin second by Cronenwett to recommend approval of the final site condominium plan to the Township board.

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

8. Public Hearing and Consideration of a Zoning Text Amendment-Section 9.30, Self-Storage & Mini Warehouses.

Public Hearing-called to order by Chairman Morris at 7:00 PM

Public Comment-none

There being no public comment, motion by Cronenwett second by Tarchala to close the public hearing at 7:01 PM. All voted yes.

Discussion by Planning Commissioners and David Jirousek in regards to the changes made to the ordinance. Additional changes agreed to be made: Section 9.30. Mini-warehouses/self-storage facilities E. strike the word "exceed". Section 9.30. Mini-warehouses/self-storage facilities I. Mini-warehouse/self-storage buildings are exempt from the fenestration requirements of Section 6.6 C.1 a & b. and 6.6 C.3 secondary street frontage.

Motion by Tarchala second by Cronenwett to recommend approval as amended.

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

9. Zoning Ordinance Update Discussion-Solar and Wind Energy, Agricultural Tourism

Zoning Ordinance Amendment-Agricultural Tourism

Discussion with David Jirousek, Planning Commissioners and an overview of Agricultural Tourism/Activities what is currently allowed. Request from applicant Jamie Kneeshaw in regards to a

petting zoo was discussed. Commissioners would like to forward this subject to the June meeting for further discussion.

Zoning Text Amendment-Solar Energy

Discussion of Memorandum of May 12, 2020 with David Jirousek and Planning Commissioners. It was agreed to move forward with completing final language for a June meeting review and that a Public Hearing could be then set for July.

Zoning Text Amendment-Commercial Wind Energy Conversions Systems

Agreement by Planning Commissioners at this time to bypass any action in regards to this topic. As it was felt that currently there is no interest/demand for Commercial Wind Energy Conversions systems in the township.

10. Land Division and Subdivision Ordinance Update Discussion

David Jirousek and Planning Commissioners agreed to review the issues at next month's meeting in June.

11. Comments and Communications Concerning Items not on the Agenda

Stock-Township Board update. The Township Board will hold their meeting May 26, 2020. Township officials are taking care of daily business on alternate days, even though office is closed to the public.

12. Adjournment-Motion by Tarchala second by Cronenwett to adjourn the meeting.

Voice Vote: All yes. Meeting adjourned 8:25 PM.

Respectfully submitted,



Denise M. Schultz, Secretary.