

**Draft of the Antwerp Township Planning Commission Meeting  
July 1, 2020**

1. **Call to Order**-Chair Morris called the meeting to order at 6:39 pm.  
(This meeting was held by video conference via Zoom.)
2. **Roll Call-Present:** Paquin, Tarchala, Schultz, Morris, Daly, Stock. Absent and Excused: Croner, wett  
Also Present David Jirousek, Horizon Community Planning and guests
3. **Approval of Minutes**-Motion by Daly second by Tarchala to approve the June 3, 2020 minutes 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. **Election of Officers**  
Motion by Daly second by Tarchala to maintain current officers: Chair-Morris, Vice-Chair-Paquin, Secretary-Schultz for the 2020-2021 term. All voted in favor.
6. **Public Comments on Non-Hearing Agenda Items**  
Andrew Ariansen-residing at 6260 Red Arrow Hwy. Question in regards to 2<sup>nd</sup> structure on property that he would like to convert to a residence. David Jirousek will advise in regards to requirements.

Ryan Rarick-spoke in regards to the Zoning Board of Appeals decision back in April in regards to group riding facility and correspondence from the township.

7. **Public Hearing and Consideration of a Preliminary Plat. Mark Boven, West of 29253 62<sup>nd</sup> Ave., Lawton, MI 49065 (parcel 80-02-021-027-30).**

**Public Hearing** was called to order at 6:47 pm.

David Jirousek gave review of Mark Boven request for a 13 lot residential platted subdivision development. All outside approvals have been given. There are two issues; the length of the cul-de-sac and the extension of the road to the property line.

Mark Boven-comment in regards to the length of the cul-de-sac and extension of the road to the property line.

**Public Comment**

Deb DeVrou-adjoining property owner, information was not received in regards to this matter. Concerns with watershed area (environmental overlay) along with timeline of development of housing units and value of homes in this development.

Motion by Tarchala second by Schultz to close the public hearing at 7:03 pm.  
All voted in favor. Motion carried.

**Consideration of a Preliminary Plat. Mark Boven, West of 29253 62<sup>nd</sup> Ave., Lawton, MI 49065 (Parcel 80-02-021-027-30).**

David Jirousek reviewed correspondence dated July 1, 2020 with commissioners. Clarification of environmental overlay for this site applying only to lot one (1) and lot two (2). Will check with the township office on notification being made to those residents within the area.

Mark Boven commented on rate of development would be 2-3 homes per year.

Motion by Morris second by Daly to recommend preliminary plat approval with the following modifications:

1. The cul-de-sac road length may be in excess of 600 feet
2. The road does not have to extend to the property line.

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

**8. Public Hearing and Consideration of a Zoning Ordinance Amendment-Solar Energy**

Public Hearing was called to order at 7:24 pm.

Susan Creager-question in regard to whether panels located on property would have to request special land use, and what requirements would be for setbacks.

Motion by Daly second by Schultz to close the public hearing at 7:27 pm.  
All voted in favor. Motion carried.

**Zoning Ordinance Amendment-Solar Energy**

David Jirousek reviewed the text amendment to revise requirements for Solar Energy. If motion is passed it will be sent to Van Buren County to review and then sent to the Township Board.

Motion by Tarchala second by Paquin to recommend approval of the zoning ordinance text amendment to revise the requirements for Solar Energy Collectors and to allow and regulate Commercial Solar Energy Systems.

Roll Call Vote: Paquin-yes, Tarchala-yes, Schultz-yes, Morris-yes, Daly-yes, Stock-yes.  
All voted in favor. Motion carried.

**9. Zoning Ordinance Update Discussion-Agricultural Tourism**

Discussion with David Jirousek and Planning Commission members in regards to definitions of Agricultural Tourism. Review of memorandum of June 23, 2020. It was requested that David do more research in regards to agricultural tourism and separate out some events for review. Will review at August meeting.

**10. Zoning Ordinance Update Discussion-Off-Road Vehicle Group Riding Facilities.**

David reviewed memorandum of June 23, 2020 in regards to group riding facilities. There should be a change to the definitions of "group riding facility" and "off-road vehicle". Commissioners felt that a noise ordinance would not be preferred. Will review again at the August meeting.

**11. Zoning Ordinance Update Discussion-Maximum Lot Coverage for General Commercial**

David reviewed memorandum of June 23, 2020 with commissioners. Discussion in regard to increasing lot coverage from 50% to 70%. Commissioners would like to have more time to discuss in how to proceed on this issue, recommended that discussion to be continued at the August meeting.

**12. Land Division and Subdivision Ordinance Update Discussion**

It was recommended due to the lateness of the meeting that this discussion be put on the August agenda. Since this was pushed back the following month as well, it was suggested that for the August meeting it would be placed higher on the agenda.

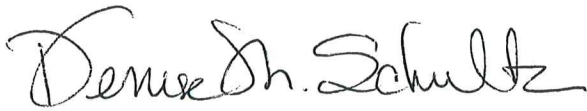
**13. Comments and Communications Concerning Items not on the Agenda**

None

**14. Adjournment-Motion by Tarchala second by Daly to adjourn the meeting.**

All voted in favor. Meeting adjourned 9:17 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Denise M. Schultz". The signature is written in black ink and is positioned above the typed name.

Denise M. Schultz, Secretary