

**Draft of the Antwerp Township Planning Commission Meeting
August 5, 2020**

1. **Call to Order**-Chair Morris called the meeting to order at 6:33 PM
(This meeting was held by video conference via Zoom.)
2. **Roll Call-Present:** Tarchala, Morris, Schultz, Stock, Cronenwett.
Absent and Excused: Paquin, Daly.
Also present David Jirousek, Horizon Community Planning and guests.
3. **Approval of Minutes**-Motion by Tarchala second by Schultz to approve the July 1, 2020 minutes as presented. Abstained: Cronenwett. 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 and Consideration of a Zoning Map Amendment: General Commercial (GC) to Single-Family Residential (R-2) Thomas Rogers, 52830 Rolling Meadow Blvd., Paw Paw, MI 49079 (Parcel 80-02-009-012-30).**

Public Hearing was called to order by Chair Morris at 6:36 PM.
David Jirousek gave review of memorandum dated July 29, 2020 in regards to Tom Rogers's request. Tom Rogers, applicant reviewed his request for rezoning.

Public Comment-none

Motion by Cronenwett second by Tarchala to close public hearing at 6:34 PM.

Consideration of a Zoning Map Amendment: General Commercial (GC) to Single-Family Residential (R-2). Thomas Rogers, 52830 Rolling Meadow Blvd., Paw Paw, MI 49079 (Parcel 80-02-009-012-30).

Discussion of request between applicant, Planning Commissions and David Jirousek. It was pointed out that the rezoning would create a nonconforming lot and would not be consistent with the intent of the Zoning Ordinance. Upon further discussion Thomas Rogers verbally withdrew his request.

7. Public Hearing and Consideration of a Zoning Ordinance Amendment-Agricultural Tourism

Public Hearing

Public Hearing was called to order by Chair Morris at 7:25 PM

Jamie Kneeshaw-comment in regards to the Agricultural Tourism Zoning Ordinance Amendment and is pleased how it is presented.

Motion by Cronenwett second by Tarchala to close public hearing at 7:27 pm.

Consideration of a Zoning Ordinance Amendment-Agricultural Tourism

Discussion among Planning Commissioners and David Jirousek. Some minor changes as follows:

1. Spelling correction intrinsic to extrinsic
2. Section 9.53 Agricultural Tourism A. Farm Property, strike the word operator.
3. Section 9.53 Agricultural Tourism F. Parking and Driveway Surface, strike comparable surface and replace with grass .

Motion by Cronenwett second by Tarchala to recommend approval of the Zoning Ordinance Text Amendment to Allow and Regulate Agricultural Tourism with changes as noted.
All voted in favor. Motion passed.

8. Land Division and Subdivision Ordinance Update Discussion.

David Jirousek reviewed with Planning Commissioners memorandum of May 27, 2020. Upon discussion there were changes noted:

1. "iron set" survey requirement is not required by the Land Division Act.
2. Curb and gutter storm drainage requirements and a street light district should fall under subdivision requirements.
3. The elimination of the word mandatory, number 8. Should read addition of a *street light district* requirement for all platted subdivisions.

There will be no public hearing on this subject, but will be forwarded to the Township Board for their review.

Motion by Cronenwett second by Tarchala to recommend approval with the changes as noted above.
All voted in favor. Motion passed.

9. Zoning Ordinance Update Discussion-Off-Road Vehicles

David Jirousek and Planning Commissioners discussed the use of ORV use on agricultural and residential properties. Issues of defining passive and active ORV use along with private and commercial were brought up for discussion. Since there was no definite consensus and minus two planning commissioners, those present would like to have further discussion of this at the September meeting.

10. Zoning Ordinance Update Discussion-Maximum Lot Coverage for GC and LI Districts

Discussion by commissioners and David Janousek in regard to the lot coverage maximum which is currently at 50 percent in these districts. Commissioners leaned toward leaving it at the 50 percent, but may review the topic at the September meeting.

Due to the lateness of the hour commissioners suggested that the following items be put on the September agenda for consideration:

11. Zoning Ordinance Update Discussion-Accessory Dwelling Units

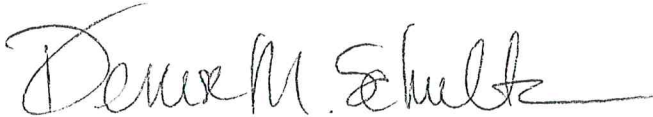
12. Zoning Ordinance Update Discussion-Special Events.

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

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

All voted in favor. Meeting adjourned 9:20 PM.

Respectfully submitted,



Denise M. Schultz, Secretary