

**Draft of the Antwerp Township Planning Commission  
April 7, 2021**

1. **Call to Order**-Chair Morris called the meeting to order at 6:32 PM.  
(This meeting was held by video conference via Zoom)
2. **Roll Call-Present:** Cronenwett-Antwerp Twp. Daly-Mattawan Morris-Antwerp Twp. Tarchala-Antwerp Twp. Schultz-Antwerp Twp. Stock-Antwerp Twp. (present at 7:00 PM)  
**Absent and Excused**-Paquin  
David Jirousek, Horizon Community Planning was not present  
**Also Present:** guests
3. **Approval of Minutes**-Motion by Tarchala second by Daly to approve the March 3, 2021 minutes as amended by Tarchala with spelling correction on item 6 line two filing to filling.  
Roll Call-Cronenwett-yes, Daly-yes, Tarchala-yes, Morris-yes Schultz-yes  
Stock-not present
4. **Approval of Agenda**-Motion by Cronenwett second by Tarchala to approve the agenda as amended by Tarchala to add 5A. Public Comments on Non-Hearing Agenda Items-Mattawan Landscape.  
Roll Call-Cronenwett-yes, Daly-yes, Tarchala-yes, Morris-yes, Schultz-yes  
Stock-not present
5. **Public Comments on Non-Hearing Agenda Items**  
Mattawan Landscape-Brian Monga discussed additional property to the south of their business being purchased and what would entail for additional expansion.  
He was informed to be in contact with David Jirousek in regards to any questions.

Mark Boven-question in regards to the zoning ordinance and reducing side setbacks.  
Since David was not present at this meeting, he should be in contact with him and if need be have further discussion with commissioners at next month meeting.

Public comments were made at this time in regards to Item 6. before the Public Hearing was called to order. Those comments are reflected in the Public Hearing Item 6.

6. **Public Hearing and Consideration of a Zoning Map Amendment: Agricultural and Open Space Residential (AG) to Single-Family Residential (R-2).** Gary and Heidi Vallier, for a parcel located at the end (east side) of Hamilton Ave., Paw Paw, MI 49079 (parcel 80-02-018-020-10)

**Public Hearing** was called to order at 6:56 PM. by Chairman Morris.

Anna Cleveland-comment in regards to request for rezoning. Has lived in the area for 30 years and is not in favor of this rezoning or development.

Alan Malier-feels that road and public safety are a concern with this request for development.

Troy Hendrickson-spoke in regards to the property being wooded and how development would affect the area. Also, stated that two (2) houses could be built on property as it is currently zoned.

Virgil Hendrickson-is an adjacent property owner to the south questioned if there would be two or four homes requested to be built. Question as to when property was purchased.

Heidi Vallier-(applicant) request is for four houses to be built, this lot would not be fully developed but still wooded, also owns property adjacent to 56<sup>th</sup> street.

There being no further public comment the public hearing was closed.  
Motion by Cronenwett second by Schultz to close the public hearing 7:01 PM.

**6. Consideration of a Zoning Map Amendment: Agricultural and Open Space Residential (AG) to Single-Family Residential (R-2). Gary and Heidi Vallier, for a parcel located at (east side) of Hamilton Ave., Paw Paw, MI 49079. Parcel 80-02-018-020-10**

Since David Jirousek was not present at meeting an overview of the project was made by Gary Vallier, applicant. Requesting rezoning of parcel to accommodate four (4) parcels, one (1) home per parcel. Has intentions of leaving the majority of trees on the property and expecting this to be a two year project.

Discussion of the proposed rezoning request from David Jirousek, memorandum of April 1, 2021 by commissioners.

Motion by Cronenwett second by Tarchala to recommend denying the rezoning request as per the recommendations of David Jirousek, memorandum of April 1, 2021 as the rezoning does not meet two of the three standards set forth by Section 14.7 B.2.

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

**7. Consideration of Zoning Ordinance Update-Variance Standards**

Stock and Tarchala gave overview of the Zoning Ordinance update on Variance Standards. The Township Board and the Zoning Board of Appeals have given comments in regards to the changes. It was felt that the update gives more flexibility to the Zoning Board of Appeals and will strengthen the criteria for reviewing a request.

Motion by Cronenwett second by Daly to recommend approval of the changes made in regards to the revision of the standards of approval for dimensional variances as presented.  
Roll Call-Cronenwett-yes, Daly-yes, Tarchala-yes, Morris-yes, Schultz-yes, Stock-yes  
Motion carried.

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

Stock-gave Township Board Report. Discussion of the Township Survey, also some Commissioners expressed interest in returning to in person meeting and would like Stock to convey this to the Township Board at their next meeting.

Cronenwett-Mark Boven and Brian Monga comments should be discussed with David Jirousek and be discussed at the May Planning Commission if need be.

**9. Adjournment-Motion by Daly second by Tarchala to adjourn the meeting at 7:39 PM.**

Respectfully submitted,  
Denise M. Schultz, Secretary

