

**Minutes of the Antwerp Township Planning Commission Meeting
April 5, 2023**

1. Call to Order-Vice-Chairman Paquin called the meeting to order at 6:32 PM.

Acknowledgement of Gary Stock passing away on Monday, April 3, 2023 and his service to Antwerp Township and community. Moment of silence.

2. Roll Call-Commissioners Present: Cronenwett, Paquin, Schultz, Tarchala

Commissioners Absent and Excused: Morris, Kneeshaw

Also Present: David Jirousek, Horizon Community Planning and guests

3. Approval of Minutes-Motion by Tarchala second by Schultz to approve the minutes of March 1, 2023 as presented. All voted in favor. Motion carries.

4. Approval of Agenda-Motion by Cronenwett second by Tarchala to amend the agenda as follows: move item 8. General Discussion up to item 5. To wait for David Jirousek to be in attendance for the Public Hearings. All voted in favor. Motion carries

5. General Discussion

A. Antwerp Township Trail Project

Tarchala gave updated report. Has met with Whitman Associates (designer), Van Buren County Sherriff, Mattawan Superintendent. Upcoming, there will be a MDOT meeting and a June public hearing.

B. Environmental Regulations and Wellhead Protection Overlay District

Paquin gave updated report with progress being made with better definitions, additional wording/information. Has met with Antwerp Township attorney for review as well.

6. Public Comments on Non-Hearing Agenda Items

Ken Paul-his original plans have expired, he is able and ready now to move forward with the home occupation request and had questions in regards to how to proceed at this point.

7. Public Hearing Consideration of a Zoning Map Amendment. Michele Kitchen requests the rezoning of a parcel from R-1 Rural Estate Residential with Commercial Corridor Overlay to GC-General Commercial for the property located directly east of 29561 Red Arrow Highway, Paw Paw, MI 49079 (Parcel 80-02-009-029-05).

Public Hearing

Public Hearing was called to order at 6:55 PM.

Michele Kitchen reviewed application request.

David Jirousek reviewed request with commissioners and discussed the Commercial Corridor Overlay along with the procedure for rezoning.

Motion by Cronenwett second by Tarchala to close the Public Hearing at 7:02 PM. All voted in favor. Motion carries.

Zoning Map Amendment-Michele Kitchen requests the rezoning of a parcel from R-1 Rural Estate Residential with Commercial Corridor Overlay to GC-General Commercial for the property located directly east of 29561 Red Arrow Highway, Paw Paw, MI 49079 (Parcel 80-02-009-029-05).

Discussion of rezoning by Planning Commissioners and David Jirousek, as per his memorandum of March 29, 2023.

Motion by Cronenwett second by Schultz to recommend approval of the rezoning request as submitted. Roll Call Vote: Cronenwett-yes, Paquin-yes, Schultz-yes, Tarchala-yes
Motion carries.

- 8. Public Hearing of a Preliminary Plat. Green Development Ventures, LLC.**, requests approval of a preliminary plat for a 31-lot residential subdivision for the property located directly north of 50760 33rd Street, Paw Paw, MI 49079 (Parcel 80-02-006-009-00)

Public Hearing was called to order at 7:15 PM.

David Jirousek gave review of the request.

Mike West, project manager spoke in regards to request and gave an overview of the project.

Don Bolling-question in regards to curb and gutter requirements along with concerns of water/septic/stormwater possible issues at this site.

Ryan-would like the curb and gutter issue addressed for this site.

Richard Tetrault-curb and gutter question along with the adjoining 11-acre site.

James Cox-statement in regards by eliminating curb and gutter requirement is a cost savings to the developer.

Duke-question in regards to where does agricultural property turn over into residential property for development end.

Janie Klines-property abuts development. Question in regards to lot size and street light requirements.

Don Haines-property abuts development. Has had previous conflict with owner of this property.

Randy Thorburn-will there be an environmental impact study including concerns with traffic issues in the area.

Joseph Osman-has water issues concerns, with 31 homes. Will there be further notification of this development as it occurs.

Anderson-question in regards to lot frontage.

Megan Fence-concerns with this development

Motion by Cronenwett second by Tarchala to close the Public Hearing at 8:02 PM.

Consideration of a Preliminary Plat. Green Development Ventures, LLC., requests approval of a preliminary plat for a 31-ot residential subdivision for the property located directly north of 50760 33rd Street, Paw Paw, MI 49079 (Parcel 80-02-006-009-00)

Discussion of request by Planning Commissioners and David Jirousek as per his memorandum of March 29, 2023

Motion by Cronenwett second by Schultz to recommend tentative preliminary with the following recommendations:

1. Cul-de-sac street maximum length 600 feet (Cabernet St.) a variance could be considered by the Township Board.
2. Increase utility easements to 12 feet.
3. Incorporate curb and gutter drainage along all streets (variance could be considered by the Township Board
4. Address street lighting requirements and work with the power company on design.
5. Design/install road extension approximately on lot 23 or 24.
6. Note on site plan two (2) front setbacks on lot one (1).

Roll Call Vote: Cronenwett-yes, Paquin-yes, Schultz-yes, Tarchala-yes. Motion carries.

9. Additional Comments and Communications

Tarchala expressed that the Zoning Ordinance books that commissioners are currently using need to be updated.

Cronenwett-request that the Township look at updating its website with current information.

- 10. Adjournment-**Motion by Paquin second by Cronenwett to adjourn the meeting at 8:40 PM.
All voted in favor. Motion carries.

Sincerely,



Denise M. Schultz, Secretary