

**Draft of the Antwerp Township Planning Commission Meeting
January 3, 2024**

1. **Call to Order**-Chair Paquin called the meeting to order at 6:30 PM.
2. **Roll Call-Present:** Cronenwett, Tarchala, Paquin, Schultz, Marshall, Kneeshaw
Also Present: David Jirousek, Horizon Community Planning, and guests
3. **Approval of Agenda**-Motion by Marshall second by Cronenwett to approve the agenda as presented. All voted in favor. Motion carried.
4. **Approval of Minutes**-Motion by Tarchala second by Marshall to approve the December 6, 2023 minutes as presented. All voted in favor. Motion carried.
5. **Public Comments on Items not Scheduled for Public Hearing**-none
6. **2024 Meeting Schedule Resolution**-Motion by Cronenwett second by Marshall to adopt the 2024 Meeting Dates as presented. All voted in favor. Motion carried.
7. **Consideration of a Special Land Use and Site Plan.** Bosch Architecture on behalf of **Yoder's Portable Buildings, LLC**, requests special land use and site plan approval for outdoor display, sales, and storage for the property located at 24401 Red Arrow Highway, Mattawan, MI 49071 (Parcel 80-02-002-013-15).

Nick Loeks from Bosch Architect reviewed the site plan.

David Jirousek reviewed request and recommendations with planning commissioners.

Motion by Cronenwett second by Tarchala to recommend approval of the special land use and site plan with the following conditions:

1. 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 site development.
2. Demonstrate that the square footage of glass area, doors, and open area is at least 33 percent of the front building elevation.
3. Update plans to pave the entire front parking area forward of the office building.
4. Provide a light fixture specification sheet to confirm compliance with down-lit and cut-off fixture requirements and demonstrate compliance with the color temperature maximum of 3,000K.
5. Revise plans to ensure that no more than 30 percent of the total trees or shrubs used on a site are of a single species.
6. Secure the following approvals prior to site development and building permitting.
 - a. Drain Commission (SESC and stormwater plan)
 - b. Road Commission (driveways)
 - c. Health Department (well and septic)
 - d. Fire Department (access and maneuverability)

All voted in favor. Motion carried.

8. Public Hearing and Consideration of a Preliminary Planned Unit Development Concept Plan, Rezoning to Planned Unit Development, and a Preliminary Condominium Plan.

Randall J. Baas of Morningstar Development requests approval of a 39-lot residential development for the property located on CR 657 Paw Paw, MI 49079 (Parcel 80-02-010-016-41). The property has no address, but is located behind 55223 CR 657.

Public Hearing

Chair Paquin called the Public Hearing to order at 7:02 PM

Dave Meisling-Questions in regards to homeowners' association and possible effect on current adjoining property owners. Concerns with 39 wells and driveway access.

Joette Meisling-Concerns with privacy and adjoining house development.

Kim Wegeler-Comment in regards to the number of houses that will abut property and concerns with traffic and noise.

Tony Wegeler-was told that this property would never be developed, and was wondering how this would affect zoning. Question in regards to the number of wells, and wants to talk to the health department in regards to this.

Joette Wegeler-Question in regards if this is a done deal?

David Jirousek-explained the process in regards to this request.

Ronald Baas (owner of property)-comment in regards to trying to accommodate turn around, plantings/fencing and other issues at this site.

Allen Wegeler-Question on buffer areas to the developer, is 25 feet is enough room for trees/buffer from neighbors?

Bill Multop-curious as to the location position of driveway on CR 657. Lives directly to the west of proposed development.

Motion by Cronenwett second by Tarchala to close the public hearing at 7:22 PM.

Consideration of a Preliminary Planned Unit Development Concept Plan, Rezoning to Planned Unit Development, and a Preliminary Condominium Plan. Randall J. Baas of Morningstar Development requests approval of a 39-lot residential development for the property located on CR 657 Paw Paw, MI 49079 (Parcel 80-02-010-016-41)

Review by Gary Hahn, Wightman Associates, comment in regards to less road footage with PUD, preserving open space and has meet with Road Commission and Health Department.

David Jirousek review of Planned Unit development.

Motion by Cronenwett second by Kneeshaw to recommend approval of preliminary Planned Unit Development (PUD) concept plan, rezoning to Planned Unit Development, and a preliminary condominium plan for a 39-unit residential site condominium development with the following conditions:

1. Revise parallel plan to adhere to AG zoning requirements
2. Provide Northwest stormwater basin landscaping plans per Section 8.7 C.
3. Minimize tree removal north of the northwest stormwater basin.
4. Include one (1) canopy tree per front yard.
5. Include walking paths throughout common open space and a connection to the Antwerp Township Trailway.
6. Include a sidewalk along one (1) of all public roads per Section 5.9A.10 of the Subdivision Design Standards.

Roll Call Vote-Cronenwett-yes, Tarchala-yes, Paquin-yes, Schultz-yes, Marshall-yes, Kneeshaw-yes. Motion carried.

- 9. Annual Report**-David Jirousek reviewed with commissioners the 2023 Annual Report. This included Action Summary Table, Planning Commissioner Attendance, Project Reviews and Zoning Text Amendments. Also, discussed 2023 Discussion Topics and 2024 Potential Goals.

The 2024 Potential Goals listed were: Environmental regulations/adoption of performance standards. Zoning text amendments, such as: outdoor storage/sales, animal ordinance and the trailway project.

Motion by Cronenwett second by Kneeshaw to recommend approval of the Annual Report and forward to the Township Board. All voted in favor. Motion carried.

- 10. Wellhead and Environmental Protection**-Paquin gave report on update status.

- 11. Zoning Code Amendments-Outdoor Sales, Outdoor Storage, and Vehicle Sales.**
David Jirousek gave review of applicable requirements and propose changes to be made. Commissioners would like to continue this discussion at the February meeting.

- 12. Additional Comments and Communications**
Commissioner Marshall has signed up to take the MSU Extension Citizen Planner program.

Susan Burke-submitted letter to the township in regards to open burning. Will address the Township Board at its next meeting. Letter submitted to Township with Meeting Minutes.

- 13. Adjournment**-Motion by Kneeshaw second by Tarchala to adjourn at 8:40 PM.
All voted in favor. Motion carried.

Respectfully submitted,



Denise M. Schultz, Secretary