

Antwerp Township Planning Commission Meeting-March 6, 2024

1. **Call to Order**-Chairman Paquin called the meeting to order at 6:30 PM.

2. **Roll Call-Present:** Cronenwett, Tarchala, Paquin, Schultz, Marshall
Absent and Excused: Kneeshaw

David Jirousek, Horizon Community Planning was not present at meeting.

3. **Approval of Agenda**-Motion by Tarchala second by Cronenwett to approve the agenda as presented. All voted in favor. Motion carried.

4. **Approval of Minutes**-Motion by Cronenwett second by Marshall to approve the February 7, 2024 minutes with corrections as noted by Paquin. Item 8. Wellhead and Environmental Protection. Paquin gave updated report in regards to working towards an adoption resolution by the Township Board for performance standards. All voted in favor. Motion carried.

5. **Public Comments on Items not Scheduled for Public Hearing**-none

6. **Remove from Table/Consideration of a Special Land Use and Site Plan.**

Hurley & Stewart, on behalf of Marc Labarge (MTH Lawn Service), requests special land use and site plan approval for a lawn service contractor's facility and outdoor storage for the property located at 29333 Red Arrow Highway, Paw Paw, MI 49079 (Parcel 80-02-009-029-05).

Applicant reviewed with commissioners' changes that have been made to site plan from previous meeting of February 7, 2024

Commissioners reviewed with applicant, David Jirousek memo review of February 28, 2024.

Discussion among commissioners and applicant in regards to clarification and changes that should be noted.

Motion by Cronenwett second by Marshall to approve Special Land Use and Site Plan Approval with the following recommendations:

1. Planning commission recommends a side entry deviation.
2. Front office windows shall include shutters.
3. Revise the front office façade to include at least 80% masonry, wood, or cementitious siding.
4. Provide a compliant photometric plan and light fixture details for the parking area in accordance with Section 12.2
5. Revise plans to ensure that no more than 30 percent of the total trees or shrubs used on site are of a single species.
6. 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.
7. Secure the following approvals prior to site development and building permitting:
 - a. Drain Commission (SESC and stormwater plan)
 - b. Road Commission (driveway)

- c. Health Department (well and septic)
- d. Fire Department (access, maneuverability, and hazardous material storage)

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

7. Zoning Code Amendments-Outdoor Sales, Outdoor Storage, and Vehicle Sales

Commissioners discussed memo of February 27, 2024 in regards to changes made. Some additional wording, "hazardous materials" in section 9.34 Outdoor Display or Sales and Section 9.45 Vehicle Sales, Indoor (Existing/Revised) was noted by commissioners to be added. Will discuss with David at the April meeting.

8. Performance Standards-Paquin gave update on the process of drafting a resolution to be presented to the Township Board.

9. Additional Comments and Communication-Marshall gave an update to regards to the Citizen Planner program that she is enrolled in.

10. Adjournment-Motion by Marshall second by Tarchala to adjourn at 7:45 PM.
All voted in favor. Motion carried.

Respectfully submitted,



Denise M. Schultz, Secretary