

Antwerp Township Planning Commission Meeting Minutes-April 2, 2025

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

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

Also Present: David Jirousek, Horizon Community Planning, and guests.

3. Approval of Agenda-Motion by Cronenwett second by Tarchala 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 minutes of January 8, 2025 as amended by Paquin.

Annual Report-Planning Commission list of 2025 Potential Goals as follows:

1. Environmental Regulations, including Performance Standards in regards to the environmental overlay. Incorporate natural features check list, wellhead protection, potential other areas.
2. Zoning Text Amendments
3. Alternative energy, solar, battery, windmill systems
4. Dog/Animal Ordinance

All voted in favor. Motion Carried.

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

6. Paw Paw Seventh Day Adventist Church, 60409 M-40, Paw Paw, 49079. Special land use and site plan amendment for a church building addition and parking lot expansion.

Public Hearing was called to order at 6:40 PM.

Colin Finch summarized the changes to be made at this site.

David Jirousek gave his review of the request. The special land use and site plan can be voted on together.

No Public comment.

Motion by Tarachala second by Reiter to close the Public Hearing at 6:50 PM.

Planning commissioners discussed proposed changes with David Jirousek and his review of the proposed expansion to the church facility.

Motion by Marshall second by Cronenwett to recommend approval with the following conditions:

1. Waive the roof, siding, and window requirement of Section 6.6
2. Provide a landscaping plan in accordance with Section 12.1 and demonstrate compliance with the front yard planting requirements in Section 12.1 G.1. a.

3. Provide a compliant photometric plan and light fixture details for the parking area in accordance with section 12.2
4. 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.
5. Secure the following approvals prior to site development and building permitting:
 - a. Drain Commission (SESC permit, if applicable, and storm water plan)
 - b. Road Commission (driveway permit)
 - c. Health Department (well and septic)
 - d. Fire Department (access and maneuverability)

All voted in favor. Motion carried.

7. Milmar Buildings, 58365 Derhammer Parkway, Paw Paw, 49079. Site plan review for a new Industrial building

Dora Stubs described business for this site.

David Jirousek reviewed Industrial site plan. Light Commercial business including warehouse space.

Paquin comment in regards to a retention pond on this site.

Reiter question in regards to bathroom facility at this site.

Motion by Reiter second by Marshall to recommend approval 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. Provide dumpster screening details (Section 12.1 K).
3. Provide a compliant lighting plan in accordance with Section 12.2.
 - a. Reduce the color temperature to 3,000K maximum (Section 12.2 E.2.a.iv)
 - b. Indicate average parking space lighting of at least 2.4fc. (Table 12-10)
 - c. Indicate average/minimum lighting uniformity ratio 4:1 maximum (Table 12-10)
4. Indicate a minimum sign setback of 15 feet (Table 12-14).

5. Secure the following approvals prior to site development and building permitting:
 - a. Drain Commission (SESC permit, if applicable, and stormwater plan)
 - b. Road Commission (driveway permit)
 - c. Health Department (well and septic)
 - d. Fire Department (access and maneuverability)

All voted in favor. Motion carried.

8. Environmental Requirements and Review Standards. Discussion and update.

Sub-committee of Paquin, Marshall and Tarchala met March 5 to discuss. Topics of discussion included environmental overlay, inventory, and purpose of performance standards.

9. Additional Comments and Communications

Jennifer VanNiman addressed the commissioners in regards to a request for a Commercial Kennel. Has been working with David Jirousek in regards to direction/requirements in how to proceed with this request.

Paquin-Informed commissioners that there was an applicant that applied for the open Planning Commission position but was not accepted. Therefore, there is still an open position available.

Suggestions to promote this open position were to: post position online, post in Township Office, Library, and Activity Center, along with posting an ad in the local paper.

Discussion of what commissioners should do in the case of emergency weather if meeting is in session.

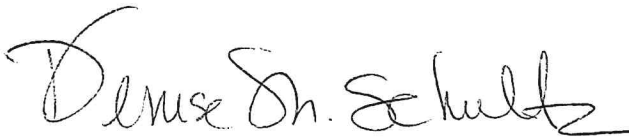
Comments in regards to how the Township could promote Derhammer Parkway Business Park.

Tarchala-gave update on the Trailway in regards to easements.

Cronenwett-mention of looking at a better material list requirements for site plans.

10. Adjournment- Motion by Cronenwett second by Tarchala to adjourn the meeting at 8:37 PM. All voted in favor. Motion Carried.

Respectfully submitted,

A handwritten signature in cursive script, reading "Denise M. Schultz". The signature is written in dark ink and is positioned above the printed name.

Denise M. Schultz, Secretary