

Antwerp Township Planning Commission Meeting Minutes-May 6, 2026

- 1. Call to Order**-Chairperson Marshall called the meeting to order at 6:30 PM
- 2. Roll Call-Present:** Cronenwett, Tarchala, Marshall, Schultz, Reiter
Also Present: David Jirousek, Horizon Community Planning
- 3. Approval of Agenda**-Motion by Tarchala second by Reiter to approve the agenda as presented.
All voted in favor. Motion carried.
- 4. Approval of Minutes**-Motion by Cronenwett second by Reiter to approve the April minutes with correction of the year to read, 2026. All voted in favor. Motion carried.
- 5. Public Comments on Items Not Scheduled for Public Hearing**
Eric Baskovich-interested in a multi-use housing proposal in Commercial Zoning-Red Arrow Red Highway. David Jirousek listed options that could be possible: Rezoning, PUD, Special Land Use. Commissioners would like more information of what could be proposed for multifamily in Commercial.
- 6. Site Plan Review**-24228 Red Arrow Highway, Mattawan MI. 49071, Le Huy Vu Nguyen requests site plan approval for the conversion of a residential building (two-family) into a commercial building and associated site improvements.

David Jirousek reviewed with commissioners the request from the applicant.

Motion by Cronenwett seconded by Reiter to recommend approval with the following conditions:

1. Confirm compliance with section 3.5, Corner Clearance and Visibility.
2. Provide an updated landscaping plan (Section 12.1L). with the following:
 - a. Detailed planting list demonstrating compliance with the requirements of Section 12.1 E.
 - b. Compliant minimum installation sizes (Section 12.1E.)
 - c. Provide at least three evergreen trees in the front yard (Section 12.1 G.)
3. Provide an updated lighting plan (Section 12.2 F) with the following:
 - a. Illumination of the westernmost and southern parking spaces with pole-mounted fixtures (Section 12.2 E).
 - b. Color temperature of fixtures not exceeding 3,000K (Section 12.2 E).
 - c. Compliant illumination levels (Section 12.2 E).
4. Shift sign location to comply with the 15-foot setback requirement (Section 12.4)
5. Install protective fencing before site disturbance. The limits of disturbance should be tightly bound around the area of construction. Protective fencing must be installed to delineate preserved areas before site development.
6. Secure the following approvals before 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

- 7. Similar Land Use Determination**-Online auction, consignment, and inventory processing in the Light Industrial (LI) zoning district.
David Jirousek presented to commissioners a proposed use involving online sales, on-site warehousing request.

Motion by Tarchala seconded by Cronenwett to recommend approval as request is consistent with the L1 zoning district based on the consideration factors. All voted in favor. Motion carried.

8. Public Hearing and Consideration of a Zoning Ordinance Amendment. Principal-use Solar energy systems.

Public Hearing called to order at 7:10 PM.

Shannon Thompson-comment in regards as to what is being proposed, and the term "solar farm" is not in her opinion agricultural.

Jolie Storm- questions as to what is being proposed under Solar energy systems, couldn't find information about this on the township website.

Shannon Thompson-comment regarding there should be a change of definitions on the proposed Solar energy zoning ordinance. Is in opposition to solar as it is not efficient. Wants more detailed information as to what is being proposed.

There being no further comments, Motion by Tarchala seconded by Schultz to close the Public Hearing at 7:22 PM.

Discussion by commissioners and David Jirousek regarding the Zoning Ordinance on Solar Energy. Commissioners would like a side-by-side comparison as to what is currently in place and what is being proposed at this time and to table for further consideration.

Motion by Cronenwett seconded by Tarchala to recommend table for further discussion.
All voted in favor. Motion carried.

9. Additional Comments and Communications

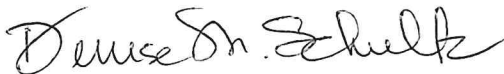
David Jirousek-Discussion with commissioners in regard to shared driveway access. Commissioners would like to have sketches done for better understanding as to changes proposed.

Motion by Reiter was seconded by Schultz to table discussion until further information is provided.
All voted in favor. Motion carried.

Comment in regard to better communication should be updated on the Township website in a timely manner for the public to have access.

10 Adjournment-Motion by Marshall seconded by Reiter to adjourn the meeting at 8:11 PM.
All voted in favor. Motion carried

Respectfully submitted

A handwritten signature in cursive script, reading "Denise M. Schultz".

Denise M. Schultz, Secretary