

**Draft of the Regular Antwerp Township Planning Commission Meeting  
February 1, 2017**

1. **Call to Order**-Chair Daly called the meeting to order at 6:33 pm
2. **Roll Call**-Present: Paquin, Morris, Daly, Schultz, Tarchala and Cronenwett  
Absent & Excused: Derhammer. Also Present: David Jirousek, William & Works and guests
3. **Approval of Minutes**- Motion by Tarchala second by Cronenwett to approve the minutes of the Regular Antwerp Township Planning Commission Meeting of January 4, 2017 as presented.  
Abstained: Daly. All others voted in favor. Motion carried.

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

**5. Public Hearing**

**A. Special Land Use:** Mark Boven, two-family home development. 29195 62<sup>nd</sup> Ave.  
Parcel #80-02-021-027-00

**Public Hearing** was called to order at 6:35 pm

Mark Boven gave overview of proposed development and request for special land use for duplex homes at the above mentioned parcel. The proposal is for 4 splits and parent parcel of 13 acres with additional duplexes at a later time.

**Public Comments**

**Harold Schuitmaker**-Correspondence dated February 1, 2017 was submitted to Planning Commissioners in regards concerns of the type of development in this zoning area, along with an area map showing current development.

✓ **Deb Devrue**-opposed to the duplexes for this area due to density and concerned with environmental overlay in this area.

**Gary Stock**-feels that a better balanced development plans could be accomplished on this site, lessening the driveway concerns and environmental overlay.

Motion by Daly second by Cronenwett to close the public hearing at 7:05 pm.  
All voted in favor. Motion passed

**6. Public Comments on Agenda Items**

**Gary Stock**-comment in regards to appropriate times for discussion on items on agenda. Further discussion on development should be voiced under New Business.

**7. New Business**

**A. Special Land Use and Site Plan Review: Mark Boven, Two-Family Home Development.**  
29195 62<sup>nd</sup> Ave. Parcel #80-02-021-027-00

Commissioner concerns were discussed with David Jirousek, and Mark Boven, applicant. Concerns included: environmental overlay and maximum lot coverage, well concerns, multi units, fewer access drives. Boven requested to table and be able to revise the site plan knowing the Planning Commission concerns. David Jirousek, advised to postpone request and he will work with the applicant in addressing the commissions concerns.

Motion by Cronenwett second by Morris to recommend postponing the Special Land Use and Site Plan for Mark Boven, two-family home development pending further information.  
Voice Vote: all voted in favor. Motion carried.

**B. Site Condominium Plan Review: Powell Custom Homes**, Single-Family Residential Development. CR 652/48<sup>th</sup> Ave. Parcel #80-02-002-002-01  
Review of site condominium plan review by Joe Alexander, Powell Custom Homes.

- Motion by Cronenwett second by Tarchala to recommend approval with the following conditions:
1. Trees along the rear yards of lots 27-29, 30-32, and 66-69 shall be preserved for wildlife habitat and a buffer between the development and Brownstone and Silver Oaks.
  2. Prior to any development or site clearing, barrier fencing shall be installed at the limits of soil disturbance adjacent to priority protection areas. Barrier fencing shall be a minimum of four (4) feet in height and shall remain in place in good condition until the Township authorizes the developer to remove the fencing. No filling, excavation or storage of materials, debris or equipment shall take place within the fenced area, except where permitted by the Planning Commission.
  3. Fire Department approval
  4. Legal review of development master deed.
  5. Outside approvals necessary prior to issuance of building permits.
    - a. Road Commission
    - b. Drain Commission
    - c. Health Department

Voice Vote: All voted yes, Motion carried.

**C. Discussion: Zoning Ordinance-Medical Marihuana Facilities**

David Jirousek reviewed with commissioner's background information concerning state medical marihuana laws. Due to recent changes to state laws, local government should assess their position on the future of local regulation on this issue. The Planning Commission would like the Township Board opinion/input on this matter. Michigan State Extension will be holding a workshop on this issue March 6<sup>th</sup> at the Van Buren Conference Center, Lawrence. The Planning Commission will revisit this matter again in April.

**D. Discussion: Zoning Ordinance-Section 12.4, Signs.**

David Jirousek gave overview of changes that have transpired from the U.S. Supreme Court Case decision in regards to sign content. David will work on some specifics in regards to sign definitions and exempted signs so the Planning Commission may review at a later date.

**E. Discussion: 2017 Parks and Recreation Plan Update**

It was recommended that the Park and Recreation Plan and Trailway Plan be combined together.

**8. Old Business**

**A. Discussion: Trail Project**

Phil Tarchala gave updated progress report on the Trailway. Possibility that Phase 2 Trailway should be moved to Phase 1. Will give further update in March

**9. Comments and Communication Concerning Items not on the Agenda**

Cronenwett will not be in attendance for the March meeting.

Cronenwett request that the rules of procedures be reviewed as to when applicants may appropriately speak during meetings.

David Jirousek-possible future item: Cask & Keg on Red Arrow Highway, installation of gas tanks.

Handouts to commissioners of Michigan Citizen Planner Classroom Series to be held Wednesdays, March 22-May 3, 6-9 pm., St Joseph County

**10. Adjournment**-Motion by Daly second by Morris to adjourn the meeting. All voted in favor.  
Meeting adjourned 8:40 pm

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Respectfully submitted,

A handwritten signature in cursive script that reads "Denise M. Schultz". The signature is written in black ink and is positioned below the text "Respectfully submitted,".

Denise M. Schultz, Secretary

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