

**Draft of the Regular Antwerp Township Planning Commission Meeting
June 7, 2017**

1. **Call to Order**-Chair Daly called the meeting to order at 6:35 pm.
2. **Roll Call**-Present: Derhammer, Tarchala, Daly, Schultz.
Absent & Excused: Cronenwett, Morris, Paquin.
Also present: David Jirousek, Williams & Works and guests
3. **Approval of Minutes**-May minutes not included in Planning Commissioners packet for review, to be considered at Julys meeting.
4. **Approval of Agenda**-Motion by Tarchala second by Derhammer to approve the agenda as presented. All voted in favor. Motion carried.

5. Public Hearing

A. Special Land Use and Site Plan Review-Tim Moran Home Based Business.

51133 25th Street (Parcel #80-02-002-042-00)

Chair Daly read letters from: Gary and Sandy Curtiss and Valerie Munster in regards to the above applicant request. Both voiced concerns about the home based business, and request the permit be denied. Letters submitted for record, with minutes.

Motion by Daly second by Tarchala to close the public hearing at 7:40 pm. All voted in favor. Motion carried.

6. Public Comments on Agenda Items

Tammy Wood-voiced concerns with the Silver Oaks Development and traffic flow.

Nick Simkus-Option A on Silver Oaks development is not a good option, prefers option B

John Sytsma-still has concerns with the traffic flow of Silver Oaks Development

David Jirousek-Option A originally with stop signs was not considered, but recommendations could be made.

Marilyn Gronown-question in regards to Tim Moran home based business.

7. New Business

A. Special Land Use and Site Plan Review-Tim Moran Home Based Business

51133 25th Street (Parcel #80-02-002-042-00)

*Due to the notation on the Application instructions in regards to Antwerp Township Planning Commission meeting time of 7:00 pm. Commissioners waited until after 7:00 pm to address this item, since there was no representation present.

Motion by Derhammer second by Daly to recommend denial of request due to no representation, outstanding violations, and concerns from neighbors as addressed in correspondence. Voice vote: All voted yes. Motion carried.

8. Old Business

A. Site Condominium Plan Amendment-Powel Custom Homes, Single-Family Residential Development. CR 652/48th Avenue. Parcel #80-02-002-002-01. Option "B" referred back to Planning Commission from Township Board.

Discussion and review of Williams & Works memorandum of June 1, 2017.

Motion by Daly second by Tarchala to recommend approval with the following conditions.

1. Trees along the rear yards of lots 27-29, 30-32 and between 66-67-68-69 shall be preserved for wildlife habit 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, per the Zoning Ordinance.
3. Appropriate stop control be implemented at 48th Avenue and Silver Oaks West, 48th and Silver Oaks Boulevard and Trumpet Lane and Silver Oaks Boulevard, contingent upon Road Commission Approval.
4. Fire Department approval.
5. Legal review of development master deed.
6. Outside approvals necessary prior is issuance of Township building permits
 - a. Road Commission
 - b. Drain Commission
 - c. Health Department

Roll Call Vote: Derhammer=yes, Tarchala=yes, Daly=yes, Schultz=yes

Motion passed

Motion by Derhammer second by Tarchala to recommend that appropriate stop control at all 3 (three) and 4 (four) way intersections, under Option A, B or C be considered by the Road Commission. Voice vote: All yes Motion carried

B. Discussion-Zoning Ordinance-Section 12.4, Signs

Review of the second draft of Sign Regulations.

Motion by Derhammer second by Tarchala to recommend an August Public Hearing on Sign Regulations revisions. Voice Vote: All voted yes Motion carried.

C. Discussion-Antwerp Township Parking Lot Expansion Project

Commissioners discussed Option A and B of the Township Complex traffic flow concepts.

Motion by Daly second by Tarchala to recommend Option "A"

Voice Vote: All voted yes Motion carried.

D. Discussion-2017 Parks and Recreation Plan Update

David Jirousek discussed with commissioners the survey of questions. Commissioners felt survey was good to go and there will be an Open House on August 2nd for public input.

E. Discussion-Trail Project

Tarchala gave an update on progress being made in regards to the trailway, feels there is support for the project moving forward.

9. Comments and Communications Concerning Items not on Agenda

Derhammer and Gary Stock commented on public notices on PUD developments.

Derhammer-reported on the Township Budget Hearing

10. Adjournment

Motion by Daly second by Tarchala to adjourn the meeting. All voted in favor.

Meeting adjourned at 8:27 pm.

Respectfully submitted,



Denise M. Schultz, Secretary