

**Draft of the Regular Antwerp Planning Commission Meeting
November 5, 2014**

1. Call to Order-Chairperson Daly called the meeting to order at 7:02 pm

2. Roll Call-Present: Derhammer, Tarchala, Paquin, Daly, Schultz, and Morris.

Absent & Excused: Cronenwett **Also Present:** David Jirousek, LSL Planning and guests

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

4. Approval of Minutes-Motion by Paquin second by Tarchala to approve the minutes of the Regular Antwerp Planning Commission Meeting of October 1, 2014 as presented. Abstained: Derhammer All others voted in favor.

5. Public Hearing-Peters Investment Group LLC request a Special Land Use permit to operate a Storage Facility within the GC, General Commercial District located at 23599 Red Arrow Hwy., Mattawan, MI 49071

Public Hearing

Chairperson Daly called the Public Hearing to order at 7:05 pm.

Mitch and Matt Peters presented their proposal for a storage facility.

Public Comments-none

Motion by Daly second by Schultz to close the public hearing at 7:07 pm. All voted in favor.

6. Public Comments on Agenda Items-none

7. New Business

A. Request by Peters Investment Group LLC to permit a Special Land use and Site plan to operate a Storage Facility within the GC, General Commercial District on the property located at 23599 Red Arrow Hwy., Mattawan, MI 49071. Parcel ID #80-02-001-031-20

Review by David Jirousek, LSL Planning with commissioners on proposed Special Land use request and site plan.

Motion by Derhammer second by Morris to recommend approval of a Special Land Use request for Peters Investment Group LLC. Roll Call Vote: Derhammer-yes, Tarchala-yes, Paquin-yes, Daly-yes, Schultz-yes, Morris-yes. Motion carried.

Motion by Tarchala second by Derhammer to recommend site plan approval with the following conditions:

Site and Architectural Plans

1. Revise facades of buildings A and B to incorporate architectural elements such as: stucco or hard plank siding, windows or false windows, decorative lighting and shed or hip roof overhangs so the buildings are better examples of the intended character of the Commercial node.

2. Place "one way" signs on the north ends and "do not enter" signs on the south ends of Building A and C.

3. Note the minimum width of the one (1) foot deep swale as six (6) feet.

4. The handicap spot in front of building A needs to be of an impervious surface.

Landscape and Screening Plan

1. Provide a landscape plan showing design, placement and trees, plants and shrubs. Provide information on any tree that can count toward the requirement.

2. Provide the specifications and detail of the privacy fence.

Additional Conditions of Approval

1. 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, excavating or storage of materials, debris or equipment shall take place within the fenced area, except where permitted by the Planning Commission

2. Provide the following approvals:

- a. VBC Road Commission-Driveway Access.
- b. Fire Department

3. Outdoor storage is prohibited.

4. Storage of combustible or flammable liquids, combustible fibers or explosive materials, as defined in the fire protection code, or toxic materials is prohibited.

5. The self-storage facility must meet all local, state and federal requirements concerning allowable storage.

Roll call vote: Derhammer-yes, Tarchala-yes, Paquin-yes, Daly-yes, Schultz-yes, Morris-yes.

All voted in favor. Motion carried.

8. Old Business

A. Trailway and Recreation Plan Update

Tarchala gave an updated report with his meeting with the Village of Paw Paw on the proposed Route 1 of the Regional Trail Connection. This most likely will be a two (2) year project, grant funding could/may be available for this project.

B. Environmental Buffer Overlay Summary

David Jirousek, LSL Planning gave an overview of Draft 4 for commissioners review and comments. Commissioners suggested that to incorporate pictures or a power point presentation of examples would be beneficial at the public hearing meeting in January.

C. Master Plan update

David Jirousek, LSL Planning discussed the need to review the Master Plan by commissioners. Commissioners felt that the Master Plan would need some demographic updates, but a preliminary review of the Master Plan will be done by commissioners and addressed at the February 2015 meeting.

D. Farmers Market Survey

Commissioners and David Jirousek, LSL Planning reviewed the Farmers Market Interest Survey that was conducted in September. Upon review, commissioners felt that a Farmers Market within Antwerp Township was not a priority at this time due to such a low response.

9. Report from Township Board Representative

Derhammer reported on the Senior Service workshops that were held and a Senior Survey that went out to township senior residents.

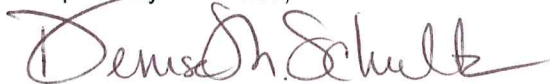
10. Public Comments and Communications

David Jirousek, LSL Planning informed commissioners in regards to a site plan for a landscape business will be on December's agenda. Also, for December's meeting discussion of Keeping of Animals.

11. Adjournment-Motion by Derhammer second by Tarchala to adjourn the meeting.

All voted in favor. Meeting adjourned 9:07 pm

Respectfully submitted,



Denise M. Schultz, Secretary