

**Draft of the Regular Antwerp Township Planning Commission Meeting  
May 7, 2014**

1. **Call to Order**-Chairperson Daly called the meeting to order at 7:02 pm.
2. **Roll Call-Present:** Derhammer, Paquin, Schultz, Daly, Cronenwett, Tarchala. Morris-present at 7:05 pm  
**Also present**-David Jirousek, LSL Planning and guests
3. **Approval of Minutes**-Motion by Tarchala second by Derhammer to approve the Regular Antwerp Township Planning Commission Meeting minutes of April 2, 2014 as presented. Abstained: Cronenwett (not present at meeting) all others voted in favor.
4. **Approval of Agenda**-Motion by Tarchala second by Paquin to approve the agenda as presented. All voted in favor.
5. **Public Hearing-Physical Therapy Clinic, applicant Munstead LLC**  
Walter Hanson presented site plan for Lacey Physical Therapy Center. Comment in regards to the landscape requirements which they feel is financially substantial.

**Public Comments**

- David Lyman's**-landscaper. Discussion of plant material for site and comment in regards to disagreement with the fence requirement.
- Margaret Brooks**-approves of this site development and less landscape is ok with her.
- Mr. Osborne**-approves of this site development but does have concern with traffic.
- Mrs. Osborne**-has concerns with traffic at this site
- Don Brooks**-disagrees with berm on site and excessive landscape requirements.
- Mrs. Lacey**-comment in regards to wanting to keep business in the area, concerns with landscape/plantings. Feels that a fence would be distracting to the business.
- Chris Ballingall**-question in regards to signage
- Mr. Osborne**-question in regards to retention pond/fence.
- Doug Lacey**-comment in regards to not wanting his business fenced.

There being no further public comment, motion by Cronenwett second by Schultz to close the public hearing at 7:25 pm.

**6. Public Comments on Agenda Items**-none

**7. New Business**

**A.** Munstead LLC seeking approval for Special Land Use to operate a Physical Therapy Clinic, proposed special use is located within Commercial Overlay District at 23211 Red Arrow Highway, Mattawan in Section 1, Antwerp Township. Motion by Daly second by Cronenwett to recommend approval with the following conditions: 1.) per Section 9.22 C. that a three (3) foot wall or fence be placed on the north side of the parking area where 6 parking stalls are located. 2.) that the west 60 linear feet of the driveway shall also have a three (3) foot wall or fence. Roll Call Vote: Derhammer-yes, Paquin-yes, Schultz-yes, Daly-yes, Cronenwett-yes, Tarchala-yes, Morris-yes Motion passed.

**B.** Munstead LLC seeking approval of a site-plan to operate a Physical Therapy Clinic located within the Commercial Overlay District, on property located at 23211 Red Arrow Highway, Mattawan, in Section 1, Antwerp Township. Motion by Cronenwett second by Tarchala to recommend approval with the following conditions: 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.) The ground sign must be permitted administratively prior to its construction. 3.) Update landscape plan to label the evergreen minimum height as 6". 4.) Light fixture maximum height is 20'. Note maximum height on plans. Site lighting may be shut off earlier than 10:00 pm as open hours are 7:00 am to 7:00 pm. Note on site plan. 5.) Revise lighting plan to ensure levels for parking and sidewalk areas fall between 3 and 10 foot candles (Section 12.2 D). 6.) Parking areas shall be screened from surrounding residential areas by a wall or fence (Section 9.22 C.). 7.) If berms are utilized as per Section 12.1 10A the front and side yard buffers plant requirements may be reduced by fifty per cent (50%). 8.) Rear buffer may be reduced by fifty percent (50%) due to depth of lot. 9.) If inventory of existing plants in rear yard is provided to township, those plants will count toward required rear buffer. Roll Call Vote: Derhammer-yes, Paquin-yes, Schultz-yes, Daly-yes, Cronenwett-yes, Tarchala-yes, Morris-yes. Motion approved

**8. Old Business**

**Trailways and Recreational Plan Update**

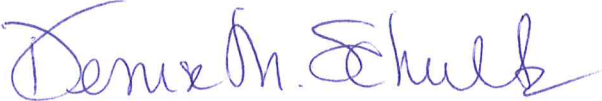
A. David Jirousek, LSL Planning updated commissioners with an overview of progress on the Parks and Recreation /Trails plan and handed out a Regional Trail Connections map.

**9. Comments and Communications concerning items not on the Agenda**

Cronenwett comment in regards to MDARD recent updating of GAAMPs manuals. Memo of May 7, 2014 from LSL Planning was discussed by commissioners.

**10. Adjournment-**Motion by Tarchala second by Derhammer of adjourn meeting. All voted in favor. Meeting adjourned 9:38 pm.

Respectfully submitted,



Denise M. Schultz, Secretary