

**Draft of the Regular Antwerp Planning Commission Meeting  
March 4, 2015**

**1. Call to Order**-Chairperson Daly called the meeting to order at 7: 00 pm

**2. Roll Call-Present:** Derhammer, Paquin, Tarchala, Daly, Schultz and Morris  
**Absent & Excused:** Cronenwett. **Also Present:** David Jirousek, LSL Planning and guests

**3. Approval of Agenda**-Motion by Tarchala second by Paquin to approve the agenda as amended by Daly to add 8. B. Environmental Overlay discussion. All voted in favor.

**4. Approval of Minutes**-Motion by Daly Second by Derhammer to approve the Regular Antwerp Planning Commission Meeting minutes of February 4, 2015 as presented. Abstained: Morris. All others voted in favor.

**5. Public Hearing**

**A.** Special Land Use (SLU) to permit Landscaping Supply business with outdoor sales and storage at 26333 Red Arrow Hwy., Mattawan, MI 49071 located in GC, General Commercial Zone. Parcels 80-02-003-023-20 and 80-02-003-023-30, combined as parcel 80-02-003-023-21 for tax year 2015.

Public Hearing was called to order by Chairperson Daly at 7:03 pm.

David Jirousek from LSL reviewed Special Land use for Landscaping Supply business. Noted correspondence dated March 2, 1015 from Neil Boff, Neil's Hardware.

**Public Comment**-none

Motion by Daly second by Schultz to close the public hearing at 7:08 pm

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

**7. New Business**

**A.** Special Use and Site-Plan request by Russell Sullins Jr., located Section 3, Parcel #80-02-003-23-20 and 80-02-023-033-30, combined for new parcel # 80-02-003-023-21 for tax year 2015, located at 26333 Red Arrow Hwy., Mattawan, MI 49071. General Commercial District (GC) Zoning District.

David Jirousek, LSL Planning reviewed Special Land Use Permit, Site Plan and differences between GC-General Commercial Zoning and Commercial Overlay District.

Motion by Daly second by Morris to recommend approval of the Special Land Use for Russell Sullins Jr., Landscaping Supply business.

Roll Call Vote-Derhammer-yes, Paquin-yes, Tarchala-yes, Daly-yes, Schultz-yes, Morris-yes. Motion carried

Motion by Daly second by Tarchala to recommend approval of Site Plan with the following conditions, to be reviewed administratively:

1. Outstanding submittal requirements are provided.
  - a. Specs for building lighting.
  - b. Indicate parking space and drive lane dimensions on plan
2. General landscaping is installed for approximately 100 feet along the western property line.
3. 19 extra shrubs are provided in the front yard.
4. Parking spaces are at least nine (9) by eighteen (18) feet and angled.
5. The primary front drive lane is limited to one-way traffic and must be at least 13 to 16 feet in width, depending on the angle of parking provided (see Table 12-12).
6. Employee parking is relocated away from primary drive lane.

7. Waste receptacle enclosure is six (6) feet in height and a solid wood screen. The dumpster shall be relocated away from the front of the building.
8. 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.
9. Ongoing compliance with all special land use standards and zoning requirements shall be maintained.
10. Dust prevention measures are incorporated as needed.
11. The following approvals are provided:
  - a. Road Commission-Driveway Access
  - b. Mattawan Fire Department
  - c. Van Buren County Drain Commission-The proposed retention pond, with its collection swales, constructed along the south property line to volumetric storm water retention of 9, 700 cu.ft. is in compliance with the Site Development Rules. A note should be added to the Grading plan stating that the containment berm on the South edge of the Retention Pond shall be graded to within 0.5" tolerance of the Retention Pond overflow elevation.
12. Note hours of operation on plan to read: 7:30 AM-9:00 PM
13. May provide a superior landscape plan for administrative review with rational.
14. If a six (6) foot barrier fence is provided on the east side of property, than a 75% reduction of landscaping will be allowed.  
Roll Call Vote: Derhammer-yes, Paquin-yes, Tarchala-yes, Daly-yes, Schultz-yes, Morris-yes. Motion carried

## **8. Old Business**

**A. Trailway and Recreation Plan Update**-Tarchala reported on local community progress in regards to the Trailway and Recreation Plan.

**B. Environmental Overlay**-David Jirousek, LSL Planning commented on Van Buren County Planning Commission review of Antwerp Township text amendments. Van Buren County planning commission requested clarification regarding Section 7.2 #3 as to why there was exclusion for residential and Ag properties in regards to Site Plan Review.

Motion by Tarchala second by Daly to reference zoning compliance review of single family and residential structures in Antwerp Township Zoning Ordinance 7.2 A.3

Voice vote-all voted yes. Motion carried

**9. Report from Township Board Representative**-Derhammer gave report on township actions in regards to Trailway Plan, supporting Mattawan Village proposal of park /trail grant.

**10. Public Comments and Communications**-none

**11. Adjournment**-Motion by Daly second by Schultz to adjourn meeting. All voted in favor.  
Meeting adjourned 7:55 pm.

Respectfully submitted,

  
Denise M. Schultz, Secretary