

MINUTES FROM THE
REGULAR ANTWERP TOWNSHIP BOARD MEETING
TUESDAY, March 14, 2017 6:30 PM
approved

Supervisor Ruzick called the Township Board meeting to order at 6:30 PM.

Pledge of Allegiance

Board Members Present: Daniel J. Ruzick-Supervisor, Bonnie Osborne-Treasurer, Heather Mitchell-Clerk, Bruce Cutting – Trustee, Ron Derhammer - Trustee.

Board Members Absent:

Also Present: Seven guests.

Motion by Cutting, second by Osborne to approve agenda with addition of **H. Hong Kong Palace** under **New Business**. All voted in favor. Motion carries.

Public Comment: None

Motion by Osborne, second by Cutting to approve the February 14, 2017 as mailed. All voted in favor. Motion carries.

Action on Planning Commission Recommendations:

A. Special Land Use and Site Plan Review: Mark Boven, Two Family Home Development. 29195 62nd Avenue (Parcel #80-02-021-027-00).

Mark Boven presented the Planning Commission with a special land use and site plan for a two family home development on 62nd Ave. After some revisions, Planning Commission reviewed for a second time and recommended denial of the request. Original design included four (4) family homes, but even with the reduction the Planning Commission still had valid concerns with the environmental buffer overlay and the placement of the duplex. Multifamily homes are allowed within R-2 zoning with approval of a special land use, but Planning Commission feels there were more appropriate R-2 zoning locations to build multifamily homes, specifically around village growth.

Discussion with board on possibly expanding the area lot size for the multifamily home from 40,000 sq. ft. to 60,000 sq. ft. If lot size was increased, discussion could be tabled and sent back to Planning Commission for further review.

Concern on the amount of money that Mark has invested into this project and might still be denied.

Motion by Derhammer, second by Osborne to deny special land use and site plan review.

Roll Call Vote: Ruzick-no; Mitchell-no; Osborne-yes; Derhammer-yes; Cutting-no. Motion denied.

Further discussion asking the Planning Commission to enhance ordinance language pertaining to multifamily homes within R-2 zoning. If allowed with special land use, would like to see ability to give better direction of locations more suitable for similar types of developments.

Motion by Mitchell, second by Osborne to deny approval of the special land use and site plan review and to refund \$750 of initial fees to Mark Boven.

Roll Call Vote: Mitchell-yes; Osborne-yes; Cutting-yes; Derhammer-yes; Ruzick-no.

Motion carries.

New Business:

A. VBCRC Road Projects 2017-2018

Asking Van Buren County Road Commission to provide estimates on 30th St from RAH north to Twp. Line; Drape Rd from 63rd St west to CR 657; and 64th from VanKal to CR 652.

B. Activity Center Rental Fee Waiver

Request was made on behalf of Mrs. VanWestern who is a retired Mattawan school teacher. Mrs. Van will be turning 80 and a birthday party in her honor will be at the Activity Center. Request is asking for the \$800 rental fee to be waived due to Mrs. Van's long time service to this community.

Motion by Mitchell, second by Cutting to waive rental fee.

Roll Call Vote: Osborne-yes; Cutting-yes; Derhammer-yes; Ruzick-yes; Mitchell-yes. Motion carries.

C. Cemetery Lawn maintenance Contract Renewal

Current contract with Lawn Perfect allows for an automatic renewal for another year as long as both parties are agreeable. Supervisor Ruzick informed the Board that Lawn Perfect is willing to continue at the same price.

Motion by Osborne, second by Derhammer to approve lawn maintenance contract for all three cemeteries for the 2017 season.

Roll Call Vote: Cutting-yes; Ruzick-yes; Derhammer-yes; Mitchell-yes; Osborne-yes. Motion carries.

D. Activity Center Proposals

Hall Builders supplied a change order to the original approved plans. Cost of \$1373 to add six (6) light fixtures that were not included on original drawing and to repair the drywall that fell, add insulation in two (2) areas, and to repair the ceiling where moisture accumulated.

Motion by Cutting, second by Osborne to approve change order in the amount of \$1373 from Hall Builders.

Roll Call Vote: Derhammer-yes; Ruzick-yes; Mitchell-yes; Osborne-yes; Cutting-yes. Motion carries.

E. Transfer Station Tree Removal

Several trees need to be removed along the fence line at the Transfer Station on 64th Ave. Received two bids from Lawn Perfect (\$2000) and VanNiman Tree Service (\$800).

Motion by Derhammer, second by Cutting to accept bid from VanNiman Tree Service in the amount of \$800.

Roll Call Vote: Ruzick-yes; Mitchell-yes; Osborne-yes; Cutting-yes; Derhammer-yes. Motion carries.

F. Sunshine Library Air Control Unit

Shed roof needs to be built over the HVAC make up air unit at the library in order to stop water from entering the basement. Hall Builders supplied a quote of \$5750 and Powell Custom Homes provided one at \$3,000.

Motion by Cutting, second by Derhammer to accept low bid from Powell Custom Homes for \$3000.

Roll Call Vote: Mitchell-yes; Osborne-yes; Cutting-yes; Derhammer-yes; Ruzick-yes. Motion carries.

G. Antwerp Township Senior Services Program Coordinator

Job description is being created in order to advertise for a part time program administrator.

H. Hong Kong Palace

Property located at 24401 Red Arrow Hwy is being looked into for a brownfield district and possible commercial rehabilitation district. Supervisor Ruzick and Clerk Mitchell met with Zach Morris, Kinexus, and Erik Peterson, Envirollogic who are representing potential buyer. They are asking the Township Board to provide a letter of support indicating that we would entertain the notion of creating such districts.

Motion by Derhammer, second by Mitchell to provide a letter of support from the Township for tax savings districts. All voted in favor. Motion carries.

Correspondence: Van Buren County Road Commission letter February 23, 2017

Announcements: Mediacom will be hosting two open houses at the end of April in the Activity Center.

Reports:

Van Buren County Road Commissioner Al Svilpe

Discussed Silver Oaks proposed site condominiums and Road Commissions responsibility in approval process. Letter received by Jon Sytsma indicates residents believe it is the responsibility of the Township to approve the layout and specifications of roads where it does fall within the scope of the Van Buren County Road Commission. Al was in agreement with that statement.

Van Buren County Commissioner Paul Schincariol

Gave Board brochures on county millage for May election.

Ordinance Officer Marcus Hamre

Reviewed blight report and calls within Antwerp Township.

Treasurer Bonnie Osborne

\$176,747.79 in general fund checking. 2016 taxes have been settled. Treasurer Osborne received a bid from Ken Hagen for purchasing and installing cameras around Township office. Cost would be \$1905.49. Last bid received from Dave's Security was upwards of \$3000.

Motion by Cutting, second by Osborne to accept low bid of \$1905.49 from Ken Hagen.

Roll Call Vote: Osborne-yes; Cutting-yes; Derhammer-yes; Ruzick-yes; Mitchell-yes. Motion carries.

Building Activity Heather Mitchell

14 permits for February including Building, Electrical, Mechanical, and Plumbing with fees of \$2782.00.

Sunshine Branch Library Bonnie Osborne

Several program are starting, details on website or available in library.

Lawton Fire Department Bruce Cutting

Organizational meeting, same officers as before, adopted budget.

Mattawan Fire Department Bonnie Osborne

Purchased a new hose dryer.

Paw Paw Fire Department Bonnie Osborne

Looking at options and differences in creating a fire authority versus a fire district.

Cemeteries Heather Mitchell

No burials in February.

Mattawan Quick Response Bonnie Osborne

Two cadets from the Mattawan fire department are now on QR team. Chassis has been delivered.

Planning Commission Ron Derhammer

Mark Boven Site Plan Review. Phil Tarchala attended a seminar on Medical Marihuana and would like the Planning Commission to explore ordinances for Antwerp. Meeting minutes are available online at www.antwerptownship.com.

Zoning Board of Appeals Heather Mitchell

Received application for March meeting, but will mostly likely be rescheduled until April or May. Meeting minutes are available online at www.antwerptownship.com.

Public Comment: None

Recommendation from the committee on Antwerp Township, Mattawan Quick Response, Mattawan Fire Department, and Senior Services bills in the amount of \$37,119.96.

Motion by Cutting, second by Derhammer to accept bills for payment.

Roll Call Vote: Ruzick-yes; Mitchell-yes; Cutting-yes; Derhammer-yes; Osborne-yes. Motion carries.

Motion by Osborne, second by Mitchell to adjourn.

All voted in favor. Motion carries. Meeting adjourned at 8:57 pm.

Respectfully submitted by,

Heather Mitchell/Clerk