

Draft: Antwerp Township Planning Commission Meeting March 6, 2019

1. Call to Order – Chair Morris called the meeting to order at 6:30 pm.

2. Roll Call – Present: Daly, Cronenwett, Morris, Paquin, Stock, Tarchala. Absent and excused: Schultz

3. Approval of Minutes- February 6, 2019. Motion to approve, Tarchala, support Daly. All voted in favor.

4. Approval of Agenda – Motion by Cronenwett to move item 11- Camzies Pizza discussion to number 9. Second Paquin. All voted in favor.

5. Public Comments on Agenda Items – none

6. Public Hearing and Consideration of Site Condominium with Open Space Development Option. John Bosker, behind 26383 60th Avenue (Parcel #80-02-022-004-70).

Public Hearing opened at 6:40

Tim Woodhams, representing Bosker, provided an overview of the plan

Jean Gregory asked about the lot size, which is approximately 1.5 acres each

Time Scheu owns property abutting the proposed Site Condominium. He has concerns about the increased air traffic and how that may negatively impact the value of his property. He would like to have the design allow for a connection from his property to the Site Condo to develop a similar concept and he is concerned that the air strip is not a large enough parcel with the land for the Site Condo now being split off.

John Bosker stated that public airports must be 100 acres but that does not pertain to a private landing strip.

Debra Fisher asked about water and septic which will be provided by individual well and septic systems on each site.

Public Hearing was closed at 7:10. Motion Cronenwett, support Daly. All voted in favor.

Planning commission discussed the project review presented by David Jirousek – Horizon Community Planning.

Motion was made to recommend approval of the preliminary condominium plan and the cul-de-sac length modification with the following conditions:

1. The master deed shall be submitted during final condominium plan review. The master deed should include:

- a. Non-owner access to the open space for take-offs and landings.
- b. Maintenance responsibilities for street trees and landscaping.
- c. Ownership and maintenance arrangements for the airstrip.

2. Provide street lighting details during final condominium plan review.
3. All outside agency permits shall be secured during the construction planning phase prior to final condominium plan review.
 - a. Van Buren Road Commission.
 - b. Van Buren Drain Commission.
 - c. Van Buren Health Department.
 - d. Fire Department.

Motion by Cronenwett, Support Daly. Roll call vote. All voted in favor.

7. Public Hearing and Consideration Special Land Use and Site Plan Amendment. EPC Services Company (Indiana Michigan Transmission Company, Inc., 56726 County Road 653 (Parcel #80-02-018-038-00)).

Public Hearing opened at 7:25

EPC representatives provided an overview of the plan.

Public Hearing closed at 7:35 Motion Cronenwett, support Tarchala. All voted in favor.

Planning commission discussed the project review presented by David Jirousek – Horizon Community Planning.

Motion was made to recommend approval of the Special Land Use and Site Plan with the following conditions:

1. Waive the buffering requirement
2. Install privacy slates for 200 feet from the SE corner in the fence along the south property line to provide satisfactory screening for the nearby resident
3. Lot coverage shall comply with the zoning ordinance
4. Install protective fencing prior to site disturbance. The limits of disturbance should be tightly bound around the area of construction. Protective fencing must be installed to delineate preserved areas prior to development.
5. Secure outside agency approvals.
 - a. Van Buren County Drain Commission.
 - b. Fire Department.

Motion by Daly, support Paquin. Roll call vote. All voted in favor.

8. Public Hearing and Consideration Special Land Use and Site Plan. Charles W. Brandt as Nightmare Realm, LLC, 23492 Red Arrow Highway (Parcel #80-02-001-017-02).

Public Hearing opened at 7:55

Chris Nelson- architect for Charles Brandt and Charles Brandt provided an overview of the project and addressed the concerns outlined by David Jirousek in his review.

Anitia Crawshaw- property owner to the north. Asked about lighting, particularly during the time they are not holding events.

Howard Ammon- has experience running this type of event and spoke about the many benefits to the surrounding area and the ability to manage the traffic with good planning.

Robert Crawshaw- property owner to the north. Concerned about noise and light reaching their site.

Public Hearing closed at 7:41. Motion Cronenwett, support Tarchala. All voted in favor.

Planning commission discussed the project review presented by David Jirousek – Horizon Community Planning.

Motion by Paquin, support Daly to postpone further discussion pending the final plan. All voted in favor.

9. Discussion Item. Camzies Pizza site plan.

Applicant is trying to decide between developing a home-based business or developing under the provisions of the corridor overlay. Pros and cons of each were discussed. David Jirousek advised the applicant that they need to make a decision by Monday March 11 if they want to be on the April agenda.

Motion by Cronenwett, support Stock to postpone discussion of the Flag Lots and Marihuana Establishments until the April meeting due to the lateness of the hour. All voted in favor.

10. Comments and Communications Concerning Items not on the Agenda – John Paquin distributed an article of interest on marihuana use. Gary Stock asked for clarification on PC recommendation for Harwick Cemetery. Did we intend that the back loop not be paved or not even installed? All agreed we recommend not installing it at this time.

11. Adjournment – Motion Daly, support Tarchala. All voted in favor. Meeting adjourned at 9:34 pm.

Respectfully submitted,

Leslie Cronenwett
Acting Secretary