

**Draft: Antwerp Township Planning Commission Meeting  
June 5, 2019**

Cronenwett appointed as acting secretary for the meeting.

1. **Call to Order** - Vice Chair Paquin called the meeting to order at 6:30

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

3. **Approval of Minutes**- May 1, 2019. Motion to approve: Tarchala, support Daly. Paquin and Cronenwett abstain. All others voted in favor. Motion carried.

4. **Approval of Agenda** – amend agenda to add items a-c to item 11. Motion to approve as amended: Cronenwett, support Daly. All voted in favor.

5. **Public Comments on Non-Hearing Agenda Items** – none

6. **Public Hearing Special Land Use and Site Plan Amendment.** Hurley & Stewart, LLC (Red Arrow Storage), 28133 Red Arrow Highway (Parcel #80-02-009-005-81).

Public Hearing comments:

Penny Wilty: does the combining of the two parcels change the zoning in any way.

Jennifer Empson: her property borders parcel on two sides. The fence around outdoor storage is supposed to completely screen the view and she questions that a 6 foot fence would do that. She would like to see the fence installed before construction begins if that is possible. She asks if the two properties could be split apart into two parcels at some later date.

Barbara Nelson- the existing fence never went all the way along the buildings on the north side. She'd like to see the fence extended to screen that building.

**Consideration of Special Land Use and Site Plan Amendment.** Hurley & Stewart, LLC (Red Arrow Storage), 28133 Red Arrow Highway (Parcel #80-02-009-005-81).

Lengthy discussion about the type of privacy fence and opaque screening that should be required and the appropriate buffer planting to require with said fence.

Motion to recommend approval of the special land use and site plan amendment for Red Arrow Storage with the following conditions:

1. Combine parcels on the plan and provide combined parcel calculations.
2. Install an 8' high wood privacy fence from the west edge of the southern property border to the eastern end of the outdoor storage area and along the northern border to 10' beyond the northern edge of the northern-most building. Planning commission will allow a 75% reduction in the plant material for the required buffer (as per the ordinance) with the planting to be comprised of evergreen trees, no shrubs or canopy trees, and concentrated along the area designated for outdoor storage.
3. Demonstrate compliance with off-street parking requirements.
4. Provide evidence of Fire Department approval.
5. 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.

Motion Cronenwett, support Tarchala. All voted in favor.

**7. Consideration of Special Land Use and Site Plan.** Ken Paul, Camzies Pizza, 26360 Red Arrow Highway (Parcel #80-02-003-012-20). Motion to postpone consideration of Ken Paul request until applicant is prepared to return. Motion Tarchala, support Cronenwett. All voted in favor.

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

Lengthy discussion about traffic studies, road commission interpretations and requirements.

Applicant outlined an alternative plan to deal with traffic. Motion to postpone consideration until applicant is prepared to return. Motion Daly, support Stock. All voted in favor.

Item 11a was move up in the agenda in consideration of Mr. Boven:

**Mark Boven subdivision concept discussion-** Mr. Boven outlined the concept of a subdivision he is preparing to submit to the Planning Commission. Discussion of the portion of the property in the environmental overlay and the dimensions of the cul de sac. No other concerns stated at this time.

**9. Discussion of Township Ordinance.** Antwerp Township Medical Marihuana Facility Permitting Ordinance. Motion to recommend approval. Motion Cronenwett, support Daly. All voted in favor.

**10. Discussion of Zoning Text Amendments.** Flag lots, storage buildings, and wireless communication towers.

Discussion among Commissioners. Storage building sizes should be left as is, stealth cell tower guidelines and applications will be further investigated, the Flag lot ordinance is ready for public hearing.

**11. Comments and Communications Concerning Items Not on the Agenda**

**a) Mark Boven subdivision concept discussion-** see above

**b) Trailways update-** Tarchala reviewed his on-going work on this project and discussed some of the meetings he is involved in currently.

**c) Lighting ordinance discussion-** Tarchala asked the Commissioners to take note of two properties on Red Arrow that have recently had site plans approved and have installed lighting based upon our current requirements: Harvey House Salon and Boven Tire. He feels that the lighting is so bright that it is distracting from visibility in the area and asked everyone to look into it and see what we think for future discussion.

**12. Adjournment-** Motion to adjourn at 9:07. Motion Cronenwett, second Daly. All voted in favor.

Respectfully submitted,

Leslie Cronenwett  
Acting Secretary