

**Minutes of the Antwerp Township Planning Commission Meeting
June 1, 2022**

1. **Call to Order**-Vice-Chairman Paquin called the meeting to order at 6:30 PM.
2. **Roll Call-Present:** Cronenwett, Stock, Paquin, Schultz, Tarchala.
Absent and Excused: Morris, Kneeshaw.
Also Present: David Jirousek, Horizon Community Planning and guests.
3. **Approval of Minutes**-Motion by Cronenwett second by Tarchala to approve the minutes of May 4, 2022 as presented. All voted in favor. Motion carried.
4. **Approval of Agenda**-Motion by Tarchala second by Stock to approve the agenda as presented. All voted in favor. Motion carried.
5. **Public Comments on Non-Hearing Agenda Items**-none
6. **Public Hearing Consideration of a Special Land Use. Donald and Rhonda Stull**, for a change from a non-residential building (Paw Paw Inn) to a single-family dwelling at 33033 Red Arrow Highway, Paw Paw, MI 49079. (Parcel 80-02-007-068-11).

Public Hearing was called to order at 6:33 PM.
Donald Stull-applicant reviewed request

William R. Counterman submitted letter dated 6-1-2022 in regards to his approval of request.

Motion by Cronenwett second by Schultz to close public hearing at 6:35 PM.
All voted in favor. Motion carried.

Consideration of a Special Land Use-Donald and Rhonda Stull
David Jirousek gave review of his memorandum of May 25, 2022.

Motion by Cronenwett second by Tarchala to recommend approval of the special land use to allow the change of the Inn at Paw Paw to a single-family dwelling along with the existing site conditions as the approved "site plan" for the property.

All voted in favor. Motion carried

7. **Public Hearing Consideration of a Special Land Use and Site Plan Amendment.**
Bosch Architecture on behalf of Independent Baker Properties, LLC., for a drive-through service window and lane for the proposed **Paw Paw Veterinary Clinic** at 31690 Red Arrow Highway, Paw Paw, MI 49079. (Parcel 80-02-008-003-20).

Public Hearing called to order at 6:38 PM.
No Public Comment

Motion by Cronenwett second by Schultz to close the public hearing at 6:40 PM.
All voted in favor. Motion carried.

Consideration of a Special Land Use and Site Plan Amendment-Paw Paw Veterinary Clinic.

David Jirousek gave review of his memorandum of May 25, 2022.

Motion by Tarchala second by Schultz to recommend with the following conditions:

1. Confirm compliance with the three-car stacking requirement
2. The applicant shall 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 site development.
3. Secure the following approvals prior to site development and building permitting.
 - a. Drain Commission (SESC).
 - b. Road Commission.
 - c. Health Department (well and septic).
 - d. Fire Department.

All voted in favor. Motion carried.

8. Consideration of a Special Land Use and Site Plan Amendment. Brian Morga of Mattawan Landscape Supply, for expansion of a landscape supply business with outdoor storage and sales at 26333 Red Arrow Highway, Paw Paw, MI 49079 (Parcel 80-02-003-023-22).

David Jirousek reviewed with commissioner's memorandum of May 25, 2022 on site plan.

Motion by Cronenwett second by Stock to recommend approval of Special Land Use and Site Plan Amendment with the following conditions:

1. Secure fire department approval of site access.
2. Provide a copy of stormwater plan approval from Drain Commission or a waiver if determined unnecessary by the Drain Commission.
3. Retention area should be graded, seeded and stabilized within 6 months.
4. Site plan should show accessory buildings if permanent.
5. Storage area should be shifted out of the 50-foot setback.

All voted in favor. Motion carried.

9. Public Hearing and Consideration of Zoning Ordinance Text Amendments. Commercial, Kennel, and Pet Services.

Public Hearing was called to order at 6:55 PM.

No Public Comment

Motion by Cronenwett second by Tarchala to close public hearing at 6:56 PM.

Consideration of Zoning Ordinance Text Amendments-Commercial, Kennel and Pet Services.

David Jirousek reviewed with commissioner's text amendments to Commercial Kennels and Pet Services.

Motion by Tarchala second by Cronenwett to recommend Zoning Ordinance Amendments made to Commercial, Kennel and Pet Services as presented.

All voted in favor. Motion carried

Text amendment will be forwarded to Van Buren County for review and then to the Township Board.

10. General Zoning Discussion-Environmental Regulations and Wellhead Protection Overlay District

Stock, Paquin, Tarchala gave update on progress in regards to inventory list and questionnaire review.

11. Additional Comments and Communications

David Jirousek comment in regards to dog training facilities. Discussion about John Bosker and airpark/industrial property and setback requirements.

Stock reported on Township Board and the available funding for improvements within the township.

12. Adjournment-Motion by Tarchala second by Cronenwett to adjourn the meeting at 7:35 PM. All voted in favor. Motion carried.

Respectfully submitted,



Denise M. Schultz, Secretary