

**Minutes of the Antwerp Township Planning Commission Meeting
July 12, 2023**

1. **Call to Order**-Vice-Chairman Paquin called the meeting to order at 6:30 PM.
2. **Roll Call-Present:** Cronenwett, Tarchala, Paquin, Schultz, Marshall, Kneeshaw
Also Present: David Jirousek, Horizon Community Planning and guests.
3. **Approval of Agenda**-Motion by Cronenwett second by Tarchala to approve the agenda as presented. All voted in favor. Motion carries.
4. **Election of Officers**-Motion by Tarchala second by Kneeshaw to appoint Paquin as Chairman and Cronenwett as Vice-Chairman. All voted in favor. Motion carries.
5. **Approval of Minutes**-Motion by Cronenwett second by Tarchala to approve the minutes of May 3, 2023 as presented. All voted in favor. Motion carries.
6. **Public Comments on Non-Hearing Agenda Items**-none
7. **Public Hearing and Consideration of a Special Land Use and Site Plan. Mitten State Engineering,** on behalf of Paul Amrit, requests special land use and site plan approval for a vehicle service station for the property located at 25213 Red Arrow Highway, Mattawan, MI 49071 (Parcel 80-02-002-046-04).

Public Hearing

Chairman Paquin called the Public Hearing to order at 6:35 PM.

David Jirousek gave review of applicant's requests for special land use and site plan approval for a vehicle service station and convenience store. Reviewed recommendations memorandum of July 6, 2022.

Public Comment

Tyler Cravens, engineer discussed project and requirements for site plan.

Robert Clark-concerns with development in this area and the number of takeout stores.

Gurlaen Kurr-involved with this project and does own another area station. Possibility of putting EV chargers in the future.

Randy Gram-lives behind property and voiced concerns with tank security at this site along with question in regards to state requirements.

Motion by Cronenwett second by Schultz to close the public hearing at 7:03 PM. All voted in favor. Motion carries

Consideration of a Special Land Use and Site Plan. Mitten State Engineering, on behalf of Paul Amrit. Vehicle service station for the property located at 25213 Red Arrow Highway, Mattawan, MI 49071 (Parcel 80-02-002-046-04).

Discussion by Commissioners and David Jirousek in regards to request and recommendations as per memorandum of July 6, 2022.

Motion by Cronenwett second by Marshall to recommend a positive recommendation to the Township Board concerning the special land use and site plan with several conditions. However, the Planning Commission must declare retail and gasoline sales as a "collective principal use" or else retail sales must be limited to 1,200 square feet.

1. Outdoor storage of materials for sale is prohibited, unless approved by the Zoning Administrator.
2. Demonstrate that rooftop mechanical equipment is set back at least 10 feet from the edge of street-fronting facades.
3. Incorporate curbing north of the canopy along the exterior of the drive aisles.
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 site development.
5. Revise the lighting plan to ensure compliance with the following:
 - a. Color temperature must not exceed 3,000K.
 - b. The rear parking row must be illuminated by pole-mounted fixtures not exceeding 25 feet.
 - c. Minimum parking lot lighting must be no less than 0.6 fc.
 - d. Average parking lot lighting must be no less than 2.4 fc.
 - e. The average to minimum uniformity ratio must not exceed 4:1.
6. LED window lighting is prohibited, and all future building lighting beyond what is included in the photometric plan shall be approved by the Zoning Administrator.
7. Secure the following approvals prior to site development and building permitting.
 - a. Drain Commission.
 - b. Road Commission
 - c. Health Department (well and septic).
 - d. Fire Department.
 - e. State Agencies-LARA, Eagle

Additionally, because much of the lot is within a wellhead area and the special land use has the potential to impact ground water resources if not properly planned and designed, the following is recommended:

1. Locate the underground storage tanks (UST's) and all associated piping outside of the well head protection area (WHPA). If piping cannot be located outside of WHPA, consider a double-liner piping system.
2. Incorporate a spill containment area to prevent any spilled/released fuel from reaching an unpaved/pervious area and infiltrating into the groundwater. See the figure of the Spill Containment Cell and an example of a specific template, and Section 6.0 and 6.1 for discussion regarding Treatment and Spill Containment and Spill Containment Cells on the City of Kalamazoo website link: [2022-cok-wellhead-protection-and-stormwater-management-performance-standards.pdf](#) (kalamazoo.org) The primary importance is to ensure that any major fuel release is contained within a paved area so that it can be appropriately cleaned up before it could reach a non-pave area.
3. Have spill response kits/equipment readily available within the fueling area(s). See Section 3.2 in the same link above for related information.
4. Have a Spill Response Plan readily available for employees to reference in the event of a fuel release (see Section 7.2 in the 2022 version of the Standards). An example draft template of one is also provided as an Attachment in the former version of the Kalamazoo Performance Standards found here: [Performance-Standards-2015](#) (protecyourwater.net). However, additional detail may be appropriate, such as detailed figures/locations of chemical storage.
5. Design of spill containment should be included in site plan
6. Notation of well location within 2,000 feet from sight.

A written response to the Zoning Administrator from the applicant on these issues will be acceptable.

Roll Call Vote: Cronenwett-yes, Tarchala-no, Paquin-yes, Schultz-yes, Marshall-yes, Kneeshaw-yes
Motion carries

8. General Discussion

A. Antwerp Township Trail Project & Open House Planning

Tarchala gave report in regards to progress being made on Trail Project. There has been an issue in regards to the walkway/bridge on the trail and MDOT. Commissioner Marshall will work with Tarchala on this project. Will be looking to get letters of support from area business and local schools.

B. Environmental Regulations and Wellhead Protection Overlay District

Paquin gave report in regards to progress being made on the performance standards and ordinances.

9. Additional Comments and Communications

Cronenwett-comment in regards to food at gas stations and what is acceptable.

David Jirousek-comment in regards to a future special land use request for a contract hauling/construction business.

Schultz-informed commissioners that will not be in attendance for the August meeting.

- 10. Adjournment**-Motion by Cronenwett second by Kneeshaw to adjourn the meeting at 8:25 PM. All voted in favor. Motion carries.

Sincerely,



Denise M. Schultz, Secretary