

# Vergennes Township

## PLANNING COMMISSION MINUTES

April 13, 1998

A regularly scheduled meeting of the Vergennes Township Planning Commission was held on April 13, 1998 at the Township Offices. At 7:00 PM the meeting was called to order by Chairman Gillett. Also present were Howard, Pfaller, and Pedley.

Approval of the March 2 minutes: Spelling correction in the name "Schruer" requested. Motion to approve by Pfaller, seconded by Pedley. Motion carried.

Public Hearing opened at 7:03 PM.

Precise Engineering: Public hearing for amendment to special exception use. Applicants plan to add 50x50' storage building. No public comment. Motion by Gillette to amend SEU to have new building placed, seconded by Pedley. Motion carried (none opposed).

Public Hearing ended 7:08 PM

Bieri informal hearing: Ray Zandstra and Rich Bieri re: 80-acre development as industrial site condo. 25 sites to be build in 2 phases, beginning with the 15 sites east of RR tracks. All sites 200' width, all 2 acres except one (1.25 acre). On-site septic/wells.

- wetland question to be addressed by DEQ re: need to regulate.
- high water table with sand/gravel beneath
- question about traffic to Godfrey and Lincoln Lake. Possible secondary access road (for emergency vehicle access)
- soil boring to be done in conjunction with other studies by health department/HD will dictate the grade of the development
- explore connecting road with ITM?
- Howard requested existing traffic counts on Godfrey, saying impact to Godfrey will be significant.
- Steve to check with Steadfast regarding the access road
- RR crossing? Costs = desire to minimize number of crossings. Question whether rail siding could be desirable to tenants - anticipating light industrial use.

Other concerns raised:

- area to use septic for that many individual parcels?
- could there be a tie-in to the gas?
- would need ZBA variance for the small lot
- still need to interface with DNR? Possibly. May make a pons, depending on the Health Dept. report.

Applicants stated an interest in holding a public hearing at the June meeting.

Barb Roth - Carousel Child Care: Informal hearing regarding child care center at Lalley (?) Road. At full capacity, will house 100 children (16 infants, 16 toddlers, plus older children). Informed this is not a permitted use under existing ordinance, and would need to go to ZBA for an R3 zoning permit.

- Concerns raised about traffic flow. Peak traffic times: 7-7:30 am and 5-5:30 PM, facility open approx. 6 am to 6 PM. or 6:30 am - 6:30 PM
- Architecturally, will need to resemble a residence. Roth's plan includes vinyl siding, shingle roof, contemporary look, and a weather shelter also done in siding.
- Concern about noise
- Will have a chain link fence and no road access for children
- Will employ 15-20 employees at peak volume, with varying adult/child ratios.
- Visibility at curb cuts? (It's at a flat section of road.)
- Septic and water: Roth has a letter from Grattan Township re: being on the sewer line; well water (written approval pending).
- Roth advised to go to the ZBA, and if approved, come back
- Service traffic will come weekly, via service drive (no access for parents or children), during daylight hours.
- Cooler condenser and dumpster to be on concrete pads, hidden by fences.
- Landscaping is planned for.
- Roth reminded that the sign need to fall within parameters of the sign ordinance.

Summary: Gillette told Roth to fill out an application to the ZBA, and to come back to Planning Commission (if approved) with maximum numbers allowable. Howard mentioned that once ZBA rules, it's final unless the case is taken to Circuit Court. Howard advised Roth to take pictures of the site to the ZBA.

David Thayer/John DeVries re: developing on contiguous property off Alden Nash, south of the high school. Water/sewer already readily available, chance for Vergennes to see how hooking into the water/sewer will go. Thayer currently zoned to 1/acre, DeVries zoned at a/3 acres. The more lots allowed, the more they can distribute costs. Concerns:

- Being in the midst of redoing the Master Plan - need to look at the "big picture."
- Would require variance from ZBA for rezoning.
- Land values are good right now.
- Wanted requirements about curbing/curb cuts for county roads.
- Wanted to know what multiple ownership does re: building the road, etc.
- Planning to build "upper-level quality" buildings.
- Requires meeting private road ordinance
- Advised to watch frontage size & setback rules.
- Advised to get ZBA/road engineering/water-sewer understood before splitting out single lots. Bring solid plans to the Public Hearing. See Deb at Vergennes

Township Offices re: allowable splits.

Brian & Kim Hettinga, re: possibility of rezoning 1 acre of property to commercial use. (It's adjacent to Lincoln Lake Industrial Park.) Gillette: the idea makes sense. It's on a Class 1 road, traffic is already increased. Advised to look at the whole area in the Master Plan (could also go to ZBA if have to move sooner). Advised they keep Vergennes Township keep a list of rezoning requests for benefit of the Master Plan team.

Rezoning depends on allowable uses for a commercial zone (ZBA doesn't rezone, can only allow variances.)

Pfaller commented that a new zoning map will be needed after the new Master Plan is agreed upon.

Dock Ordinance: A draft ordinance for river access using stairways and docks was presented. Discussion followed. Discussed that short docks are required for traveled waterways. Permanent items built over land are regulated by the Township; permanent items built over water are regulated by DEQ.

Motion by Gillette for the Commission members to read the ordinance, write their notes and have them in by April 20<sup>th</sup>, and set up a Public Hearing for the May 4<sup>th</sup> meeting. Seconded by Howard, motion carried.

Foreman Farms: failed to show. Cannot have a Public Hearing until PUD is approved (unless they want to schedule a special hearing).

Sign Application Form: signs require an application to be submitted to the Township. Need to check uplighting requirements (re: lights changing the quality of the night sky). May need to require hooded lights. Gillette: application looks good.

Motion by Gillett, second by Howard to approve and recommend the sign application form to the board. Motion carried.

Supervisor Wilcox brought information to the commission concerning Conservation Easements. We need an ordinance to enable us to accept these kinds of easements from developments using a PUD. The commission asked that Jim Doezema determine where this proposed language would best fit into the ordinance.

Comment that the May agenda will include discussion concerning accessory building regulations for the RA District.

There is an opening on the Planning Commission. Applicants are being sought with a notice in the Ledger.

The next meeting is Monday, May 4<sup>th</sup> at 7 PM.

The meeting was adjourned at \_\_\_\_\_.

Respectfully submitted,

Kate Dernocoeur, Recorder (Novice!)



