

Vergennes Township  
Planning Commission Meeting  
April 27, 2015

Meeting was called to order at 7:08 pm at conclusion of joint meeting.

Roll Call – Jernberg, Mastrovito, Post, Gillett, and Rosema were present. None absent.

A motion to approve the minutes from the April 6, 2015 meeting was made by Gillett, seconded by Rosema. Motion passed.

Tim Wittenbach requested that Envision be added to the agenda to begin the process for a Special Exception Use. Envision was added as item 2 on the agenda. The agenda was approved with addition by Rosema and seconded by Post.

1. Envision Engineering – Special Exception Use for new building in O E Bieri Industrial Park. Envision manufactures sheet metal components for the motorcycle industry. They only do the fabrication; no painting or finishing is done on site. Any finishing work is done by the end user. They currently work with Indian, Polaris and Harley Davidson. The company is growing and is running out of space at their current location in the Attwood building in Lowell.

Site plans were handed out for Commission members to review. They are preliminary and need more information on them. They are looking to have this process fast-tracked. They need to be out of their current location by March, 2016. Construction of the new facility will take 5-6 months to complete.

Envision is purchasing all of proposed Phase 2 in the industrial park less the community drain field. There are a lot of wetlands in this area but the location is ideal for their building. Work is currently being done to obtain the easement across the rail trail. It does not look like there will be a problem in getting the easement. The road across it has been in place for some time now.

The proposed building is 60,000 square feet, over the maximum 28,000 square feet the ordinance lists as an accepted use. This is why a Special Use is needed.

It is expected that approximately three (3) semi-trucks would come in the facility per week. Most of their deliveries are on straight trucks (like UPS, etc...) at about two per day.

Parking will need to be discussed with Jeanne Vandersloot and Williams and Works, as well as screening, road widths, turning radius for large trucks and emergency vehicles, and the look of

the building. They could double the size of the building for future growth at this location without any issues.

A motion to set this matter for public hearing on June 1, 2015 was made by Gillett, seconded by Jernberg. Motion passed.

Final site plans should be available in two weeks. They will have for the Township Board Meeting on May 18, as well as for the public hearing.

## 2. DAS and DHS Holdings, LLC – Home Development Site Plan Review

**Discussion continued on the Private Road Ordinance** from joint meeting earlier.

Post – likes ordinance as presented. His only concern is that there is now no cap on the number of homes allowed. He would like to see something if the number was more than so many; it would be subject to further review. It starts to push the limits when there are more than 100 homes in an HOA.

Jernberg – Instead of having a development with 100 plus homes, maybe it could be divided and have two entities right next to each other. With public roads, the issues do not go away. It limits the Township's input. Considering the funding for public roads, it pushes developments like this to the bottom of the list when it comes time for snowplowing or repair of the road. An HOA would have better control over the road conditions and it only affects the ones that use those roads, not all the taxpayers in the township.

Gillett liked Jernberg's suggestion that the main road is wide and any offshoots could be narrower, based on number of houses or distance from main artery.

Jernberg also liked the idea of more paths through the development, increased walkability.

Overall, there was agreement with the proposed ordinance as written. The Township is looking for flexibility on road sizes, different road widths based on the number of proposed houses using the road. There could be a range as is shown in the drawings, 3-19 lots, 20-50 lots, etc...

Stone would like to see consideration on the length of the road. It should not go more than ½ mile without more than one access.

Kilpatrick – The ordinance should reflect a general standard that allows walkability and speed control. The Township can express an interest in seeing certain items, but then let the developer be creative in how it is carried out.

The proposed ordinance, along with suggested changes, becomes the new Private Road Ordinance. There are already standards in place for smaller developments.

The Planning Commission makes the recommendation to the Township Board to accept the Proposed Private Road Ordinance with changes.

**Discuss Phase 1 Plans** – DAS & DHS Holdings have agreed to extend the time limit for the Planning Commission to make recommendations to the Township Board with regard to the proposed development. In light of the extension, and the changes to the Private Road Ordinance, Gillett motions to table the issue until the next Township Board meeting of May 18, 2015. The Planning Commission will meet at 6 pm prior to the Board meeting and finalize their recommendation. Mastrovito seconded the motion. Motion passed.

The next regularly scheduled meeting is set for May 4. Since Envision was able to attend tonight's meeting, it is cancelled.

The next meeting will be June 1, 2015 to hold the public hearing for Envision's Special Exception Use request.

Post motioned to adjourn the meeting at 7:50 pm. Mastrovito seconded the motion. Motion passed.