

# Vergennes Township Planning Commission

## April 9, 2018

The meeting was called to order at 7:00 pm.

Roll Call – Gillett, Jernberg, Makuski and Peel were present. Rosema was absent. Also present were Jeanne Vandersloot, Zoning Administrator and Nathan Mehmed from Williams and Works.

Approval or changes to agenda – The agenda is approved as presented with a motion by Gillett, second by Makuski. Motion passed.

Approve minutes from January 4, 2018 meeting. Minutes were approved as presented with motion by Makuski, second by Gillett. Motion passed.

### **1. Public Hearing – Master Plan (5 year review/update)**

Jeanne Vandersloot gave overview. Changes are primarily due to census numbers and statistical data updates. Language was added regarding senior housing. Trail information was updated. High speed internet is being promoted throughout the township. Future issues to address include solar energy, rental housing, and medical marijuana.

The public hearing was opened and closed at 7:05. No public comment. No written comments.

Discussion among members – Plan was simplified and cleaned up. There were good changes made. Gillett motions to approve the master plan as presented. Makuski seconded. Nathan handed out resolution for members to sign. The completed form is attached to final copy of updated master plan.

### **2. Public Hearing – Lot Area Amendment**

Vandersloot explained the Township Board suggested changing the minimum acreage for RA to include road right of way instead of excluding it as currently set. When it has to be subtracted, it makes splitting lots more difficult and lessens the area that can be split. The proposal is to allow right of way as part of total acreage. This applies to splits going forward only and for all districts.

Public comment opened and closed at 7:11 pm. No public comment.

Gillett motions to recommend approval to the Township Board. Jernberg seconds motion. Motion passed.

### **3. Other Ordinance Amendments**

**Senior Housing** as an Added use to the RA and/or Other Districts – Move to next meeting. Not ready to discuss.

**Wireless communication Facilities** (cell towers) - the members reviewed changes from Township Attorney in detail. There was concern about language in Section C “agreements unless waived by the Zoning Administrator”. Vandersloot will check with our attorney, Jim Doezema, for

clarification. Since there may be another tower application coming in, the public hearing will be set for May 7 instead of waiting until July. The new ordinance would be in effect for any new applications.

Gillett motioned to set public hearing May 7, 2018, pending a response from attorney. Makuski seconded. Motion passed.

**Alcohol Liquor Ordinance** – Nathan of Williams and Works reviewed changes. Most changes are to bring ordinance in line with state rules. It is strictly housekeeping.

A motion was made by Gillett to accept changes as presented and forward to the Township Board. Peel seconds the motion. Motion Passed. The ordinance goes to the Township Board for adoption.

4. **Any Other Business** – none

Adjournment – the meeting was adjourned at 7:50 pm with motion by Makuski, second by Jernberg.