

# Vergennes Township

## PLANNING COMMISSION MINUTES

August 2, 1999

A meeting of the Vergennes Township Planning Commission was held on August 2, 1999 at the Township Offices. At 7:00 PM the meeting was called to order by Chairman Gillett. Also present were Commissioners Dalga, Howard, Jernberg, Kulross, Pfaller, and Weber. Tardy were Alger and Nauta.

**APPROVAL OF JULY MINUTES:** In Item #7, Ray Zandstra spoke on behalf of Mike Harding. Motion to approve by Pfaller, seconded by Dalga. All approved.

**SUSPEND REGULAR MEETING**

### **PUBLIC HEARINGS & DISCUSSION**

**OPEN PUBLIC HEARING #1 RE: AFFORDABLE TOWING SPECIAL USE APPLICATION:** At 7:02 PM, Chairman Gillett asked for public comment. Jack Amelar of 1554 Lincoln Lake spoke on behalf of the application. No other discussion. Public hearing closed at 7:04 PM.

Commission discussion: Concern about not having the lot turn into an auction lot. Once Special Use Permit is granted, cannot review after a period of time; the permit transfers with the property (although his license to sell cars could be allowed to lapse).

**MOTION:** Recommend to the Township Board to amend the Special Exception Use to the suggestions written by Jay Kilpatrick in a fax dated July 21, 1999, except as follows:

Item #1 should read as written except the words “(say, no more than \$200)” should be deleted.

Item #2: as is

Item #3 should read, “Vehicle sales are limited to between 9:00 am and 5:00 PM weekdays, or Saturdays by appointment.”

Item #4 should read, “Vehicles may be stored for display only inside the screened storage area.”

Item #5 should be deleted.

Item #6: as is.

Motion by Weber, seconded by Pfaller. All approved.

**OPEN PUBLIC HEARING #2 RE: PPC ELECTRIC SITE PLAN REVIEW:** At 7:21 PM, Chairman Gillett asked for public comment. There being none, the public hearing was closed at 7:22 PM.

Commission discussion: Checked plan against ordinance checklist. Inquire about intensity of exterior wall lights. Applicant assured Commissioners of willingness to be careful & considerate of neighbors. Questions about drainage & inconsistencies between elevations & the proposed drainage. Asked applicant to be more specific about screening & add a maintenance plan.

**MOTION:** Recommend to the Township Board to approve the preliminary site plan with the following contingencies:

1. Show site drainage
2. Show location(s) of any signs on the property
3. Show detailed screening plan on east property line (re: 201.412(B))
4. Show that directional lighting will be away from adjacent residential area (re: 201.413(A))

Motion by Pfaller, seconded by Jernberg. All approved.

**OPEN PUBLIC HEARING #3: ZONING ORDINANCE AMENDMENTS FOR WIRELESS COMMUNICATIONS FACILITIES:** At 7:49 PM, the Public Hearing was opened and Chairman Gillett asked for public comments. Jack Amelar, a ham operator for 25 years, spoke to say he appreciates that Vergennes Township recognizes 21<sup>st</sup> century telecommunications, and that he wanted to say thank you. He also referred to the final page of the document, suggesting that facilities should post owner ID and how to contact the owner somewhere obvious on the fencing surrounding a tower. There being no other public comments, the public hearing was closed at 7:52 PM.

Commission discussion: all approved Mr. Amelar's idea.

**MOTION:** Recommend to the Township Board to accept the Wireless Communications Facilities ordinance amendment with one added section, to be "Section K" stating that the name of the owner of a tower & emergency number(s) shall be prominently displayed on exterior fencing or gate (size of sign not to exceed one square foot).

Motion by Alger, seconded by Howard. All approved.

### **RESUME REGULAR MEETING:**

**1. DISCUSSION WITH LINCOLN LAKE AUTOS FOR THEIR REQUEST FOR A SPECIAL USE PERMIT FOR THE TOWING BUSINESS LOCATED AT BOB'S BODY SHOP:** The Township Board is concerned that the applicant not perceive the permit to allow an impound lot, that it's for a towing service. Applicant explained that holding cars is part of the towing business. They have a 60x60 stockade fence and a 60x60 building where vehicles are kept (out of sight). Can place pans underneath leaking cars as needed.

**MOTION** by Howard, seconded by Dalga: Table the application until they can submit an updated site review site plan showing more clearly what the owners intend to do. .

Amend the existing plan and plan on a new public hearing. All approved.

**2. DISCUSSION ON PRIVATE ROAD ORDINANCE AMENDMENTS:** Old ordinance needs updating. Discussion about “meandering roads” and how to measure, why allow, etc. Two ingress/egress points on large developments are important to emergency services. Commissioners charged Jay Kilpatrick to draft appropriate, specific language. Kilpatrick also inquired about relaxing easement standards and encouraged the commission to think about the long term.

**3. VOTE FOR NEW COMMISSION SECRETARY:** Gillett nominated Greg Kulross, Nauta seconded. All approved.

**4. INFORMAL DISCUSSION WITH BARB ROTH RE: DAYCARE FACILITY PLAN:** Various questions and concerns discussed.

**5. OTHER BUSINESS:** Lori Riley of the Township spoke about moving here 3 years ago and discovering they’re in an R-3 Special Residential Zone that doesn’t allow recourse for people wanting farm animals on their property. There are 8 houses on 30 acres. Wants to raise animals for 4-H projects for her children. Wanted advice about her options.

**MOTION** by Gillett, seconded by Nauta, to ask the Township Board for permission for the Planning Commission to look at this issue. All approved.

The next meeting is **Tuesday (NOTE!), September 7th.**  
The meeting was adjourned at 9:36 PM..

Respectfully submitted,

Kate Dernocoeur, Recorder