

Vergennes Township
Planning Commission Minutes
August 11, 2008

Approved 8-25-08

A meeting of the Vergennes Township Planning Commission was held on August 11, 2008 at the Township Offices. At 7:02 PM Commissioner Jernberg called the meeting to order. Also present were Commissioners Makuski, Baird, Post, Mastrovito, Medendorp and Gillett. Assisting the Commissioners was Jeanne Vandersloot (Township Zoning Administrator) and Ryan Kilpatrick (Planner).

Approval of July 7 Minutes: Motion to approve by Mastrovito seconded by Medendorp. All Approved.

Approval or changes to Agenda: Motion to approve with changes (add proposed letter to the Road Commission by Vandersloot) by Jernberg; seconded by Gillett. All Approved.

R2C Road Services – Unclassified Industrial Special Use Permit – Auto Impound Lot –
There is already a 30 by 50 building on the lot, which will be used for indoor storage. It has 4 garage doors, and there will be motion-detected lights on the property. The outdoor storage fence will be 7 feet tall, have privacy slatting and have security barbed wire on top. Additional information from last meeting is a revised site plan, topo map, photos and details of building remodel. The applicant addressed the items in the Planner's memo. He mentioned the new information about the variance from 1999 that the triangle piece of land in Lowell Charter Township must go with this lot in a sale – Bieri's are working on correcting the deed to this property. He intends to leave it as is for a buffer between them and the city areas – it is woods. He said he could put a solid wood fence on the south side but thought the same type of fence all around would look better. He brought sample colors for the slats – would like either brown or green to blend in. He brought a letter from an electrical company noting that there are no low pressure sodium lights as described in the ordinance but many night sky compliant types like high pressure sodium and metal halide. This is what they propose to use and the pages from the lighting order book are enclosed. He did not put specific parking space lines on the plan due to the different sizes of stored vehicles and they need maneuver room for the scrap car hauler and their trucks. The only others that will come there are by appointment to see or pay for a vehicle and they would park out front of the building on the paved area. The front of the building has 4 large garage doors so it does not make sense to stripe a space there that would be confusing with the door locations.

Ryan noted that all of these details make sense and clarify his notes in the memo. He said that the motion should contain all the conditions and suggested that the south lot remain wooded so there remains a sight buffer from the south. Ryan asked if the Township has the fire department review site plans – they have not typically done that. Tim Wittenbach noted that the Board wanted a 50-vehicle maximum and they discussed a time limit for vehicle storage. Applicant

said that he must hold vehicles until police release them but it's rare to go over 6 months. Vandersloot noted that the Building Inspector should meet with the applicant to see if there are any building permits needed for the remodel.

Tom Medendorp suggested that they move the lights to the middle of the fence span instead of the corners, that way the light is spread where you want it and not wasted overflowing the corner. He liked the green or brown slats, does not want white and suggested painting the building tan. There was considerable discussion on the south lot and landscaping.

Applicant asked about occupancy time – can he start using the outside area as soon as it is fenced in? Must have the north windows bricked up too in order to meet the police security standards. He is out of police pickup rotation until he can get moved from the existing location so losing that business. The members discussed that and the electrical service time lines and remodeling the building. Consumers is taking a long time for service requests.

Public comment time was closed at 7:40 pm. A list of conditions was created and the special exception use permit standards and site plan standards were reviewed. Jernberg motioned, Medendorp seconded, to recommend approval of the special exception use permit and the site plan to the Board with the attached conditions. All Approved.

*Vehicles storage number maximum is 50 (inside and outside total)

*Drip pans under any leaking vehicles

*Vehicles may be stored up to 90 days unless 1 or more vehicles become a nuisance (then action under nuisance)

*Slatted chain link fence of either dark brown or dark green color (all sides)

*Lighting to meet ordinance, may move fence lights to middle of span

*If the south triangle lot is ever cleared or burned down then a screening vegetation buffer is required to be placed on the south side of the building and fence area that meets the current ordinance

*Building Inspector to meet with the applicant to see what, if any, remodel building permits are needed

*Building Inspector to give final occupancy for the interior of the building

*Temporary 90 days occupancy of the outside storage area is permitted while the building is under repair/remodel (after fence, driveway and storm water work is in)

*The variance requirements from 1-19-99 still applies to this lot

Enwork – David Powell. David wants to purchase the two adjoining lots on Christopher Dr that runs west off Lincoln Lake Ave just north of the city limits (about 5 acres). They started in Lowell Charter Twp (he lives there) and the building they leased was sold. They are now leasing space in the Atwood building. They are a rapidly growing furniture business. They design furniture and then have others build it. They get the parts and put them together and ship them out. The land would be used for a distribution center and small office. They are requesting a preliminary site plan review to see if there are any problems with them being able to meet the requirements so they can purchase the land. They would then come back in the spring for a regular site plan review. They are currently planning 9000 square feet for distribution and 2000 square feet for office.

He said they expect about 3-4 trucks day, most actual sales are outside Michigan. The front of the land is open and most of it to the north is wooded. The house on the east side is open of vegetation and will need the landscaping buffer. The office will be designed to meet the ordinance and the distribution area is proposed for contemporary steel. He met with Ryan and Jeanne previously and the land is already zoned industrial. This use is listed in that district. Jernberg suggested showing on the plan a future addition. The driveway and parking area will be paved and the truck turnaround area would be gravel. Vandersloot noted that there are high power poles along the road with many electrical wires and one pole is where the driveway is proposed. David said they have contacted Consumers about it already. Vandersloot mentioned the ordinance requires green “all year around buffering” facing homes so some pines may need to be planted near the woods, check soil type for perk and storm water (no sewer/water here), check power pole location/move, show on future plan where natural – where lawn, sample type of steel siding, and surface gravel for part of driveway will need to be discussed by members for dust resistance.

The members suggested talking with Bieri’s (Marsha Roth) for possible future connection to their road or community sewer system if they keep growing rapidly. They thought this would be a business that would be desirable in the Township and hoped they will purchase the land and move here.

Schreur Site Condo Letter to Road Commission. Vandersloot explained that at the last time they reviewed the site plan (couple months ago) the members wanted Hirdes St to be able to go through to Savannah from Forstrom so all residents of the development would be able to go between homes and streets without going out onto the public roads of Flat River Dr and Vergennes St. They requested Bill to meet again with the Road Commission to see again how this could be accomplished. The Road Commission had said no before unless Hirdes St is made public with full storm sewer, etc. Bill’s engineer met with the R C and they would reconsider allowing this connection if a letter came from the Township on why they wanted it. Hirdes would have to be abandoned and the private street could use that easement area. Vandersloot typed up a letter and wanted the members to review it before she sent it. The members wanted to have more time to review it and compare to the site plan. They want the site plan and the letter again at the next meeting.

Motion to adjourn by Jernberg, seconded by Gillett. All Approved.

The meeting was adjourned at 9:07 PM.

The next meeting is August 25 (September meeting), 2008.

Respectfully Submitted,
Jody Yaw, Recorder