

Vergennes Township

Planning Commission Minutes

August 25, 2008
(September Meeting)

A meeting of the Vergennes Township Planning Commission was held on August 25, 2008 at the Township Offices. At 7:08 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 August 11, 2008 Minutes: Motion to approve by Medendorp seconded by Gillett. Carried 7-0.

Approval or changes to Agenda: Motion to approve as presented by Gillett; seconded by Medendorp. Carried 7-0.

Schreur Site Condo - Letter to Kent County Road Commission

Letter describes that the Planning Commission would like Hirdes and Savannah to connect so that everyone in the development could access each other instead of going out and around on the main public roads. They asked the Road Commission if they would reconsider a way that the Hirdes easement could be used for a private easement to the proposed private road. Vandersloot submitted the draft letter for the Planning Commission's review before sending it. Jernberg asked Ryan if the letter needs to go to the lawyer and he did not think that was necessary. Ryan said in the future, phase 9 & 10 would need to be changed due to the number of lots. Some discussion occurred. Gillett moved to have Jeanne send out the letter to the Road Commission and Medendorp seconded. Carried 7-0.

Review Future Private Road Ordinance Amendments

Township Engineer Dave Austin gave the Township Board some sample language for private roads dealing with bonds, maintenance agreements and building homes before the road is completed. The Board especially wants the bonding part changed. A bond or letter of credit will be required as part of the construction approval so money is available to finish the road if something happens. There are two situations now that this would have alleviated the problems if the Township would have had this money available. Ryan said that a specific amount is not so important as making sure the bonding company insures that the full amount to build the road is in place. That way it will cover completing the road. Ryan said the new language must fit for a performance bond or letter of credit. He suggested that the builder/developer give an estimated amount to build the road and then have the Township Engineer check the amount to see if it was a reasonable estimate. At that time, the bond or letter of credit could be submitted for the

approved amount. Gillett recommended that Ryan and Dave put together some new draft language on these suggestions for the Planning Commission to review at the next meeting.

Medendorp commented about the boulevard entrance questions they had previously. Jernberg recommended that Ryan also bring back a couple ideas about private roads and boulevard entrances to the Planning Commission to review with the other amendments.

Public Comment

Tim Wittenbach told the Commissioners that Mac McPherson talked to him about possibly meeting with local insurance clients at the old school house they own and currently rent as a residence on Parnell Rd. That way the clients would not have to drive into Grand Rapids to the main office. Ryan commented that opening the district to offices as a use, others may want to apply for it and there could be other types of offices such as dental or medical.

Vandersloot noted that it would not work as a home occupation or home based business because the land is not adjacent to his home property. If it was, then that option may work. She showed a map of the parcel layouts and which ones Mac owned. New language could be written for satellite offices as a type of home occupation. The Planning Commission discussed it and all agreed if they open up this opportunity to Mac, then they are opening it to more of the public and there could be numerous offices and businesses not suitable to the area coming in. They were opposed to it at this time.

Motion to adjourn by Mastrovito, seconded by Post. Carried 7-0.

The meeting was adjourned at 8:00 PM.

The next meeting is October 6, 2008.

Respectfully Submitted,
Jody Yaw, Recorder