

**Vergennes Township Planning Commission**

**August 29, 2011**

The meeting was called to order at 7:05 pm by chairperson Jernberg.

Roll Call – Baird, Post, Mastrovito, and Medendorp were present. Rasch was absent per prior call.

A motion to approve the minutes, as presented from the August 1, 2011 meeting, was made by Medendorp, seconded by Baird. Motion passed.

Agenda changes or approval - Motion by Jernberg, seconded by Medendorp, to accept agenda as presented. Motion carried.

**1. Agritourism Section, R-A District: proposed ordinance amendments:**

Agritourism Section – Vandersloot briefly went through the language, noting the changes that were added per the last meeting. The amendments include changing “proprietor” to “owner or resident manager”, allowing one or the other to live at the premises, taking out the employee limit section, adding “special events”, removing “township” and replacing with “Fire Chief and Building Inspector” to establish people capacity numbers, and to allow a small eating area open to people staying there and to the general public. The Chairman opened it up for public comment. None were received.

There was a motion by Mastrovito, seconded by Baird, to accept the amendments and forward to the Board for adoption. Motion passed.

**2. Accessory Dwellings: proposed ordinance amendments:**

Vandersloot briefly went through the section, noting the changes that were added per the last meeting. The existing section within the mobile home parts, will be removed with a reference sentence pointing to the new section. A new definition will be added and a set of standards that must be met with each application. Section 201.405 will also be amended to allow garage living only under the accessory dwelling ordinance. All residential districts will allow this use as a special exception use with a line item added. The Chairman opened it up for public comment. None were received.

Medendorp motioned, Post seconded, to accept these amendments and the coordinating amendments and pass onto the Board for adoption. Motion passed.

**3. 201.402 Accessory buildings: proposed ordinance amendments:**

Vandersloot briefly went through the section noting no changes from last meeting. Board wants this additional language added to clarify process they have been using to allow applicants to construct an accessory building before the dwelling (already allowed but no details). Applicant would submit a proposed timeline of construction and a signed statement of proposed use of the accessory building. Money would be required to be deposited to be used to remove building if house is never

built on timelines approved. Township Board can set a time limit based on what resident asks for. The Chairman opened it up for public comment. None were received.

Baird motioned to accept the amendments as written and forward to the Board for adoption. Medendorp seconded. Motion passed.

#### **4. 201.304 B. 4. "R-A" Rural Agricultural District, Markets Discussion**

Existing section: Markets for the sale of products grown or produced upon the premises together with incidental products related thereto not grown or produced upon the premises but which are an unsubstantial part of said business including and advertising sign subject to the requirements of Section 201.403 (D) (1) (d).

This recently came up with the Rasch market located at the corner of 4 Mile and Lincoln Lake Ave. The little building has deteriorated and the new owner of the property has renovated the old school house for a relative. They also want to construct a future garage and the market building area is the most suitable for a garage. When the Rasch's inquired on moving the market across the street it came to Vandersloot's attention that a farm market must be on the same property where the products are grown or produced. So even though Thuston's, across the street, offered their property, the ordinance would prohibit it. The Commission discussed what to do on this issue (from Aug 1 minutes).

The members asked Vandersloot at the last meeting to find out how Lowell Charter Twp handled Heidi's at the corner of Alden Nash and Cascade Rd. They discussed larger markets versus the small yard stand. The Lowell Twp Planning Commission Chairman submitted quite a bit of information, which was very helpful. Farm markets have even been added to the Right To Farm Act. After some discussion, and noting that there was an ad in a recent Buyers Guide that the Rasch market will be moving to Alden Nash, they decided not to do anything further unless there was an application from Rasch's or others to go ahead with some amendments.

Announcements – none

Adjournment – Motion to adjourn special Planning Commission meeting by Baird, seconded by Medendorp at 7:43 pm. Motion passed.

Next regular meeting is set for October 3, 2011, but if there is not any business, it may be cancelled. Jernberg requested 7:30 pm if possible for athletic commitment.