

Vergennes Township

Planning Commission Minutes

December 4, 2006

Draft Until Approved

A meeting of the Vergennes Township Planning Commission was held on December 4 2006 at the Township Offices. At 7:00 PM, Commissioner Jernberg called the meeting to order. Also present were Commissioners Gillett, Makuski, Mastrovito, Medendorp, Nauta and Post. Assisting the commissioners were Jeanne Vandersloot (Township Zoning Administrator) and Jay Kilpatrick (Township Planner).

Approval of November 13, 2006 Minutes: Motion to approve by Gillett; seconded by Nauta. All Approved.

Approval of/ Changes to Agenda: Bill Schreur was added to the agenda in spot number four, effectively moving four and five to five and six. Motion to approve by Gillett; seconded by Nauta.

Private Road/ Alden Nash Meadows – Linda Biggs – Linda Biggs presented her revised plan to the Commission. She is allowed to have twelve splits with the new layout combining lots 11 and 12, and 7 and 13, but is only using eleven currently. In regard to the memo from the assessor, instead of a total limitation of splitting for 10 years, to read that no new accesses to Alden Nash, that way she could combine part the old lot 12 to lot 8 for example, as a boundary adjustment. Kilpatrick has noted adjustments needed in his memo regarding the road setback easement, maintenance agreement and private driveway waiver. There was a motion to recommend approval of the private road with the conditions that new setback lines be put on the site plan along lots 7 and 8 in case the easement becomes a private road extension in the future, accept a waiver for the existing two driveways on the property to allow them to remain in use except the south one to be used for agriculture use only, and having a road maintenance agreement finished and approved by the Township Attorney by Makuski; seconded by Medendorp.

Comprehensive Plan Update Review – Jay Kilpatrick – There is about two weeks left to receive comment about the proposed plan from the neighboring municipalities. The area around Pawsitive Canine Training Center has switched to commercial, and a few areas, particularly around the Cook property, have switched from low density to medium density. There will be some phasing that will occur over the next 20 years. Bill Schreur stated that it would be logical to have the commercial areas on Lincoln Lake match up on both sides of the road so that future commercial uses face one another.

Ordinance Amendment Discussion (Historical Districts Commission) – The new draft eliminated the demolition by neglect and made the number of members five to seven for the ordinance. Craig Wood stated that the Fallasburg Historical District is running a

deficit and may need to sell one of its properties to make payments on the loan they currently have. He gave some input on the history of the village and the current ordinance and the strong opinions of the people there on being in a district or not. There was a motion to table this issue until there is a meeting between Kilpatrick, Wood, Medendorp and Gillett.

Bill Schreur – Schreur wanted the Commission to review his plan for a site condo development and see what needed to be changed to get it approved. He currently has two drainage easements, and everything would be well and septic lots. He handed out a preliminary site plan layout of lots and streets, which is currently a plat but they are proposing a change to the site condo process. The Commission stated that he needs to meet with Vandersloot to get the application materials ready for review.

Ordinance Amendment Discussion (Lake Residential District) - Recently there was a SEUP for an accessory building in the front yard in the lake area. In the R-2 and R-3 districts, a front yard accessory building may not be larger than 900 square feet. There is no maximum square footage in the LR district and the lots are generally smaller. The Township Board requested that the Planning Commission consider an amendment to the LR district to match the 900 square feet restriction. The Commission decided that they would amend the ordinance to say that a building could be up to 600 square feet, because that is the size of a generous two-stall garage.

Review 2007 Meeting Dates – The meeting dates for next year will be the first Monday of every month except the following: January 8, April 9, May 14, July 2, and September 10.

Motion to adjourn by Makuski, seconded by Mastrovito.

The next meeting is January 8, 2007.

The meeting was adjourned at 8:23 PM.

Respectfully Submitted,

Ellen Mork, Recorder