

Vergennes Township

PLANNING COMMISSION MINUTES

December 6, 2004

A meeting of the Vergennes Township Planning Commission was held on December 6, 2004 at the Township Offices. At 7:08 PM the meeting was called to order by Chairman Jernberg. Also present were Commissioners Gillett, Mastrovito, Medendorp, Nauta and Richmond. Absent was Kropf. Also present for the township: Jeanne Vandersloot (Zoning Administrator) and Jay Kilpatrick (Township Planner).

APPROVAL OF NOVEMBER 8, 2004 MINUTES: Motion to approve by Nauta, seconded by Medendorp. All approved.

APPROVAL OF/CHANGES TO AGENDA: Motion to approve by Gillett, seconded by Mastrovito. All approved.

1. PUBLIC HEARING: ALDER MEADOW COURT PVT ROAD - JAMES STIRRUS

Applicant Presentation: Presentation by Paul Henderson, Roosien Associates. Key points: delivered Kent County Road Commission (KCRC) plat standards as requested last month. Mr. Stirrus's road will serve 9 parcels, each in excess of 3 acres. 18 foot wide road with 4-foot shoulders per township standards. Storm water detention ditches and retention basin as per requirements. The plan does not meeting zoning requirement in terms of the 500 foot separation curb cut from another private road entrance to the south..

Jay: applicant has addressed all issues except 500-foot private drive separation from the drive to the south; there is a request for a waiver, KCRC has approved the location, and the reasons seem rational. / Jernberg: Did the waiver go before ZBA? Jeanne: doesn't need to - it goes before township board.

Public comments (opened at 7:13 PM): Larry Rowloffs, 11665 Lally: Isn't this an RA zone? / Jeanne: this is zoned RA and these plans meet the zoning stipulations. / Rowloffs - in reading about RA zones sees that there is a goal of encouraging preservation of open space, this doesn't seem to meet that criteria, how do these buildings meet the open space interests of the township? / Jernberg: this plan meets the township's standards, and they cannot deny someone whose plan is in compliance. / Rowloff would like the commission to say no to the proposal outright.

Public comment time closed at 7:18 PM.

Commissioner discussion: Mastrovito: what's the precedent on the 500-foot standard in the ordinance? / Jay: Vergennes Township ordinance allows this waiver for a number of reasons. The last waiver was made in order to reduce cut & fill on the roadway to preserve green character of that roadway - that appears to apply in this instance as well. It is an already-used criteria. KCRC is ok regarding safety and preservation of

natural features on the site - two good standards to use. In the future, the commission may want to discuss relaxing the 500-foot separation requirement. KCRC has a 250-foot standard. Vergennes Township's 500-foot standard is more conservative re: preservation of rural character. Changing would mean a more cobbled look on roads with more intersections. / Nauta: safety was a big issue here, as well as sight lines and preservation of green space. /

Motion by Richmond to recommend to the Township Board to approve this application, and allow a waiver of the 500 foot street to street separation because of the Kent County Road Commission's acceptance of the drive location and the applicant's preservation of the hill and green space. Seconded by Nauta. All approved.

2. INDUSTRIAL SITE CONDO - PETE FABER. Presentation by Pete Faber. Proposing a site condo across from the airport on Lincoln Lake Road. There are two sites, one 2-acre lot near Lincoln Lake Road and another 4-acre site in back using the veterinary firm's drive as noted in documentation. Has turned in all required documentation and application. Did not do a topo of the property - the property is flat. All sand & gravel No manmade features on this property. Not proposing any buildings. Whatever gets built will need township approval.

Jay: has provided a memo dated December 3rd to the commission. This issue is probably more complicated than it should be. Under VT ordinance, any land development of more than 2 lots requires three things: a special exception use, has to meet site plan standards, and has to meet site condo standards. What's here is insufficient to make a decision on any of the three. To approve, the township board has to discuss the special exception use part and make a decision who will accept jurisdiction: them or the Planning Commission. The site condo and site plan aspects are within PC jurisdiction. Applicant will have to go through this process. What we can do is go through site condo and site plan standards and look over the optional sketch plan review, so when the applicant comes back, the process will move more quickly. As shown, the form of the design has insufficient frontage for industrial lots: township requires 200 feet but only has 66 feet. The approach could be to extend the right of way westerly so the applicant ends up with the 200 feet needed by using a cul-de-sac. Also, applicant needs to work out a maintenance agreement. Applicant encouraged to improve the frontage footage to best extent and look over the options. Applicant should go to the Township Board next for the special exception use deliberations. Topo will eventually be needed.

3. 2005 MEETING SCHEDULE. Always the first Monday, except there needs to be discussion about April, May, July, September due to conflicts. Commissioners agreed to the following meeting dates:

January 3

February 7

March 7
April 11
May 9
June 6
July 11
August 1
September 12
October 3
November 7
December 5
All approved.

General Public Comment Time: Open Space Committee will be providing a letter of support to the township board regarding efforts surrounding the annexation issue. Just a heads up.

Motion to adjourn by Nauta. Seconded by Medendorp.
The next meeting is January 3, 2005
The meeting was adjourned at 7:48 PM.

Respectfully submitted,
Kate Dernocoeur, Recorder