

## Vergennes Township Planning Commission

### Monday, December 3, 2018 Meeting Minutes

**Call to order-** Penny Rosema called the meeting to order at 7:00 PM and lead the Pledge of Allegiance.

**Roll Call-** Members Present: Gillett, Makuski, Peel, Post, and Rosema. Members Absent: None.

**Approval of the Agenda-** Bill Makuski motioned and Rick Gillette seconded to approve the agenda as amended. All Ayes. The Motion Carried.

**Approval of the Minutes-** Rick Gillette motioned and Nate Post seconded to approve the minutes of the October 29, 2018 meeting as written. All Ayes. The Motion Carried.

#### 1. Public Hearing: Industrial District Language

- a. Explanation- Andy, the township planner, stated the only change being made to this language is the additional words “blending” and “fuels”. This change will make Crystal Flash legal, not just grand fathered in and will also allow for additional business growth with in the industrial district.
- b. The public hearing was opened at 7:05 PM and closed at 7:07 PM.
  - i. Mitchell Miller of 8700 Conservancy Dr- as a co-founder of One Ethanol, a business looking at becoming part of the industrial district, I am in full support of this change.
- c. Planning Commission Discussion and Motion Recommendation
  - i. The Commission recommends adding “storage” of fuels into the language as well to cover all grounds.
    1. Rick Gillette motioned and Stephanie Peel seconded to recommend the update of the Industrial District Language to include fuel, blending and storage of fuels be sent to the Township Board for approval. All Ayes. The Motion Carried.

#### 2. One Ethanol SEUP Application

- a. The Commission reviewed the current plans for the proposed fuel blending business. They ask that the design of the building be revisited to include upgrades similar to the surrounding buildings per the ordinance and the site plan review presented by Andy, the township planner. Mitchell, Ethanol One’s representative, will make sure he has updated plans and all other required and requested material for the public hearing.

Rick Gillette motioned and Bill Makuski seconded to set a public hearing for the One Ethanol SEUP for January 7, 2019 at 7:00 PM. All Ayes. The Motion Carried.

#### 3. Ordinance Amendments

- a. Solar Energy
  - i. Review Draft 3 Ordinance- the Commission went through the majority of the draft but request the discussion be tabled until they can get a professional

speaker in to answer the questions they have. Andy will line someone up to speak at the January 7, 2019 meeting.

b. New Drafts

- i. Structure
- ii. Lake Structures
- iii. Fences
- iv. Grade Levels
- v. Tents and Travel Trailers

- 1. The Commission discussed several changes to be made to the proposed new definitions and amendments. Andy will update the drafts and the discussion will be re-visited at the January 7, 2019 meeting.

c. Future Meetings

- i. Satellite Dish Antennas
- ii. Senior Housing

4. **Any Other Business**- None

5. **Announcements**- None

6. **General Public Comment Time**- None

7. **Adjournment**- Penny Rosema declared the meeting adjourned at 9:01 PM.