

Vergennes Township Planning Commission February 3, 2014

The meeting was called to order at 7:00 pm.

Roll Call – Jernberg, Mastrovito, Post, and Rasch were present. Baird passed away late January 2014.

There was a motion by Mastrovito to approve the October 7, 2013 minutes. Rasch seconded. Motion passed.

Agenda changes and approval – Motion by Post to approve the agenda as written, Jernberg seconded. Motion passed.

Election of Officers

There was a short discussion over officers on the commission. Motion by Post to keep positions as titled, seconded by Jernberg. Motion passed.

Planning Commission seats are:

Scott Jernberg –Chair

Nate Post- Vice Chair

Mike Mastrovito- Secretary

Discuss Future Amendments to Zoning Ordinance

Jeanne Vandersloot – Shared with the board that due to a recent court case, zoning applications for uses not listed in the C&I District cannot be termed “Unclassified Special Use”. All ordinances **must be classified**. If someone applies for a special use and it doesn’t fit into a “classified special use” the board has to amend their ordinances to account for the use.

The Commission reviewed and discussed each item on the list of “proposed as additional uses to the commercial and industrial districts”. There was some discussion of the differences in “permitted use” and “special use”. The only difference being that “special use” needs a public hearing. Both require a site plan review.

The Commission reviewed the current zoning ordinances and discussed the proposed changes to the commercial district. Jernberg was concerned that with the new wording, a big box store could come into our township, but Mari Stone mentioned that the square footage language would hinder that. Stone mentioned that there are a lot of options that fit the “special use permits” that could benefit the community.

The Board reviewed the Industrial District proposed changes to the Ordinance. Jernberg expressed concern regarding the new wording in section ‘s’ regarding to the manufacturing or treatment of furs and leather. His concern is for the surrounding residential area due to the unpleasant smells that could come from the manufacturing or treatment of these items. Stone mentioned that companies would have to subject to EPA guidelines. Jernberg was concerned about the raw material smells that could be present before manufacturing takes place. Mastrovito suggested allowing “assembly”, but not “manufacturing” or “treatment”.

Jernberg asked that Vandersloot amend the wording under section ‘S’ state, “assembly of prefinished materials” and remove the wording “manufacturing, compounding or treatment”. The board agreed to the wording changes.

Stone suggested that all items under the “r” and “s” “permitted use” section be moved to “special exception uses” as this would allow a public hearing and be subject to the procedures for approval of special

exceptions uses. The Commission agreed with this suggestion and asked Vandersloot to make the changes to the Ordinance.

Jernberg expressed concern with word 'chemicals' in Section "V" under the Industrial District proposed changes as he doesn't want a chemical establishment to open shop in the Township. Post mentioned that everything is so regulated already and doesn't see an issue with the new wording. The general consensus of the committee was to remove the word "chemicals" in section 'v'.

The commission asked Vandersloot to amend the USES in the Commercial and Industrial districts Zoning Ordinance regarding the changes. Vandersloot will make the discussed changes and submit them via an email to the Commission members, and plan on a public hearing May 5, 2014.

Vandersloot is currently working on the internet tower ordinance changes.

Other Business

Jernberg –mentioned that per state law the board needs a 5th member. Vandersloot stated that due to the death of Alan Baird, the board has 45 days to appoint someone to fill his position. Once the Board appoints a new trustee, then the Board will decide who will be the representative on the planning commission.

Jernberg asked Vandersloot if there are any developers looking to grow in Vergennes Township? Vandersloot mentioned that the Gas Station plans are still a go. The developers are looking to obtain a building permit this spring with hopes to build this summer.

Vandersloot noted that there is a potential buyer of the old Precise Engineering Building in the Lincoln Lake Industrial Business Park.. Compositel Plastic and Fiberglass would be moving from North Carolina. She noted that this business is similar to the Precise Engineering Tool and Die business, but instead of working with steel, they work with plastics and fiberglass so no site plan review is needed. This business is required to have two 40 foot pipe type stacks on the building, but our industrial section only allows 35 foot height. Vandersloot mentioned that she researched other townships ordinances and most had a higher restriction for industrial. This company turned in the ZBA application February 3, 2014. She noted that the commission may want to increase the ordinance height due to what other townships allow. Compositel has already received permits from the FAA (airport) for the proposed 40 foot chimney stacks.

General Public Comments

NONE

Meeting adjourned 7:49pm.

Next scheduled meeting is May 5, 2014.