

Vergennes Township Planning Commission

February 6, 2012

The meeting was called to order at 7:03.

Roll Call – Baird, Mastrovito, Rasch, Jernberg, and Post were present.

The November 7, 2011 minutes were reviewed. Motion by Post, seconded by Mastrovito, to approve the minutes as presented. Motion passed.

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

1. Election of Officers

Mari Stone, Township Clerk, was present to swear in members of the Planning Commission for the new year.

Election of Officers – Planning Commission is down to five members with Tom Medendorp not being reappointed. The requirement is five, seven or nine members. Township Board has not made it official but it is believed they would like to keep it to five members. Currently, Scott Jernberg is chair, vice-chair is Nate Post and secretary is Mike Mastrovito. After some discussion to see if anyone else wanted to be elected to a position, Al Baird motioned to keep same positions, seconded by Mastrovito. Motion passed.

2. Review of Master Plan-

Jeanne Vandersloot went over some areas of the master plan where she noted that were either out of date, such as the census data, and other areas that needed to be updated. Some of those areas are listed below.

Bailey Lake – not probable to be developed due to size of Lake and that it is surrounded by private property and they won't be building much more there.

Page 18 of Master Plan – sewer service – won't expand because Lowell Township won't give us more capacity.

Page 19 of Master Plan – when this was written, large development was being planned for Cook property. The annexation of the property to Lowell city was fought and denied. A private sewer system study was done and the Township would be a part of it so the City sewer would not be needed.

Chapter 3 and 4 of Master Plan population projection – 4189 current. 672 people less than projected. There was a 22% growth in houses over last 10 years. Number of new homes over 20 years averaged 33 per year. Last year only had 12 new homes (2011). With new census and state of building in area, now would be good time to update master plan. Since last updated in 2007, there has been some rezoning's in Township.

Page 71 talks about future trails and we now have one built and the railroad easements will be future trail systems.

Post – other than some wording, not much needs to be updated in the master plan.

Jernberg – are we safe to leave it as is for another 2-5 years or until growth begins again.

Williams and Works Planner suggested amending census parts of plan.

Census data won't change over next five years. Map looks fine for now. Has not been substantial growth in key areas in last ten years.

Slow now – makes sense to update now while not much going on.

Jernberg – is it worth paying Williams and Works to update now or wait? Vandersloot suggested getting estimate from Brian Wegener to see if feasible. Budget is a big thing now. She will get information and present to Township Board to have them weigh in and let Commission know.

General Township happenings:

Mr. Smit /Southwell property.

Most of his driveway is on her father's property. It looks like the surveyor used the wrong spot across the street when marking this parcel. The lot widths should have lined up across from each other. Lot lines are all shifted down the same distance as across the street land width. The parties are trying to work something out.

Nothing new re: condos at Murray Lake. Lots of basic info collected. Makuski was in office earlier today and did not mention it.

General Public Comment – Ryan Peel, Internet. Both towers are up and he is currently hooking up customers. Have not heard how service is.

Township office hours are changing March 1 to Monday and Wednesday 9 -3, Thursday, 9 -12.

Mastrovito motioned to adjourn at 7:30, Post seconded. Meeting adjourned.

The next regularly scheduled meeting is May 7, 2012.