

Planning Commission Meeting
Vergennes Township
January 5, 2015

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

Roll call – Jernberg, Mastrovito, Post, Rosema and Gillett were present. None were absent. Also present were Jay Fitzpatrick with Williams & Works, and Zoning Administrator Jeanne Vandersloot.

Approval of minutes - Post motioned to approve minutes from December 10, 2014. Gillett seconded. Motion passed.

Approval or changes to the agenda – Mastrovito motioned to approve the agenda as presented with no additions or changes. Gillett seconded the motion. Motion passed.

1. Enwork Public Hearing – Opened at 7:07. Site Plan Review (SEUP) for expansion
Dave Powell, Owner, and Frank Marshall, and employee, were present. They explained that they are growing, and need to add a 28,000 square foot addition for offices and a distribution center to the building. There will be 3 loading docks. The proposed exterior of the building will match the current one. They will be expanding the current stormwater retention by adding a pond to the west of the existing pond. The Public Hearing closed at 7:10 with no comment.

Planning Commission discussion – Fitzpatrick noted some set-back issues that were not previously addressed – the rear property line abuts OE Bieri Industrial Drive, but the subject property has no access rights. (See the attached memo dated January 5, 2015.) He recommends adding a condition to the approval to note the non-existence of access to OE Bieri Industrial Drive.

Gillett motioned to recommend approval to the Board, noting that the western property line shall be regarded as a rear property line in view of the fact that it is denied access to the abutting OE Bieri Industrial Drive easement, and that no access to said road be allowed in the future unless the site plan and special exception use permit is amended to reflect building setback dimensions that conform to the requirements of the Zoning Ordinance in effect at that time. Mastrovito seconded, and the motion carried.

2. DAS Holdings LLC and DHS Holdings LLC – Rezoning Application
Don DeGroot , engineer with Excell, spoke on behalf of the applicants. They are requesting to rezone 98 acres of property on Alden Nash SE, north of Foreman Road, from R-1 to R-2, which is consistent with the master plan. These would be a single family development, with 17,000 square foot lots and 100 foot road frontage. They would use public water and individual septic systems. Gillett asked about Open Space planning – DeGroot commented that there could be some along the creek area. The development would likely be done in 3 or 4 phases, taking a total of 6 to 8 years to build out. The developers would prefer County roads, but still need to work through this concept with the Road Commission.

Kilpatrick commented on several questions to consider – although the rezoning is consistent with the Master Plan, the uses between R1 and R2 are different. Many SEUP's are allowed in R1 that aren't in R2, so this would be more restrictive to future owners.

The Public Hearing was opened at 7:33. Deb Pavek of 907 Alden Nash SE has asked the owners for an easement for her driveway, which historically encroaches on the property. Representatives at the meeting were not aware of the request but told Pavek and the Commission that they would follow up with her. No others comments were made, and the Public Hearing was closed at 7:35.

Discussion – The Commission noted that green-spaces and walking corridors are highly valued in the community, and that the Master Plan calls for them in future housing developments. It was emphasized that the Master Plan was created with much community input, and the Planning Commission and Board will work to satisfy the desires of the residents.

Gillett made a motion to recommend approval of the rezoning request because of its consistency with the Master Plan. Rosema seconded, and the motion passed.

There was discussion on the next step with the Planning Commission. It was noted that the next scheduled meeting is in May, and it is likely that another meeting will be needed prior to that. The developers will discuss with Vandersloot after a rezoning is approved.

3. Patty Ralia with the consultant firm Faulk and Foster spoke for the request to construct a Verizon tower on Fero near Conservation. It would be a single pole with no guy wires or lights, surrounded by a 100 x 100 foot fence, and co-location with 2 or 3 other carriers. They have a memorandum of lease, but Fitzpatrick noted the application needs to be signed by the owner.

Motion by Gillett to recommend a Public Hearing be held at the next Planning Commission meeting. Mastrovito seconded, and the motion carried.

4. Zoning Ordinance Amendments – Current standards in the sections addressing Plats and Site Condominiums do not allow the combination of lots in districts other than RA. The proposed amendment would extend this to other residential districts.

The Public Hearing was opened at 8:15, and was then closed upon hearing no comments. Motion to recommend approval to the Board was made by Gillett, seconded by Rosema. Motion carried.

The Commission discussed additional meetings to address the cell tower and development requests. They will meet on February 2nd and March 2nd for these, noting that regular first Monday dates are not "Special Meetings", and therefore do not require a fee.

The meeting was adjourned at 8:45 by Mastrovito, seconded by Gillett. The next scheduled meeting is February 2, 2015 at 7 pm.

Mari Stone, Recorder