

Vergennes Township
Planning Commission Minutes
January 7, 2008

Approved 3-3-08

A meeting of the Vergennes Township Planning Commission was held on January 7, 2008 at the Township Offices. At 7:00 PM Commissioner Jernberg called the meeting to order. Also present were Commissioners Makuski, Mastrovito, Baird, Gillett and Post. Medendorp was absent. Assisting the commissioners were Jeanne VanderSloot (Township Zoning Administrator) and Ryan Kilpatrick (Williams and Works).

Approval of December 3, 2007 Minutes: Motion to approve by **Baird**; seconded by **Makuski**. All Approved.

Approval or changes to Agenda: Motion to approve by **Gillett**; seconded by **Post**.

1. Steve Hanson – Rezone Application Public Hearing

Presentation – Hanson will be adding 4 lots to the existing 37. The prior concerns of water retention and slope are both being accommodated (see Engineer letter). Hanson would like the lots to be built by the end of the year as part of phase 3. The lot widths will be corrected to meet the ordinance requirements during site plan review/site condo review.

Public Comment – The public hearing was opened and closed at 7:05 with no comments.

PC Discussion and Motions – This plan matches with the master plan and Hanson’s previous plans. Hanson has a good history and this project looks nice. There was a motion by Makuski; seconded by Gillett, that the proposed Conditional Rezoning be recommended for approval to the Township Board for the following reasons: subject parcel is in compliance with the recently adopted Master Plan and Future Land Use Map, the proposed conditions are thought to be helpful in making the site more compatible with surrounding land uses, and the impact of the natural environment does not appear to be in any way detrimental. It was further moved (same members) that the approval for Conditional Rezoning will expire in two (2) years on January 7, 2010, and the land will revert back to R-1 if the project has not started construction, unless the applicant or his assigns submit the appropriate request for extension in accordance with section 201.904. Both motions passed 6-0.

2. Elect Officers –

Chair - There was a motion to elect Jernberg as chair by Baird; seconded by Gillett.

Vice-Chair – There was a motion to elect Gillett as Vice-Chair by Post; seconded by Baird.

Secretary – There was a motion to elect Mike Mastrovito as Secretary by Gillett; seconded by Jernberg.

All three motions for officers passed 6-0.

Public Comment

Jeanne – Cascade Township sent a letter of intent to amend their Master Plan.

Motion to adjourn by Gillett, seconded by Jernberg.

The next meeting is February 4, 2008.

The meeting was adjourned at 7:23 PM.

Respectfully Submitted,

Ellen Mork, Recorder