

Vergennes Township
Planning Commission Minutes
January 8, 2001

A meeting of the Vergennes Township Planning Commission was held on January 8, 2001 at the Vergennes Township Hall. At 7:00 p.m., Rick Gillett called the meeting to order. Members present were Rick Gillett, Scott Jernberg, Tom Read, and Jerry Richmond. Absent were Colleen Lenihan, Vern Nauta, and Dean Alger. Also present were approximately 10 participants in attendance.

Welcome of New Planning Commission Members

Gillette welcomed new members, Read and Richmond.

Election of Officers

Gillett nominated Vern Nauta as Planning Commission Chair. Jernberg seconded the motion. No nominations were made from the floor. The motion was unanimous.

Gillett nominated Scott Jernberg as Planning Commission Vice Chair. Tom Read seconded the motion. No nominations were made from the floor. The motion was unanimous.

Jernberg nominated Rick Gillett as Secretary. Tom Read seconded the motion. No nominations were made from the floor. The motion was unanimous.

Approval of December 4, 2000 Minutes

Gillett asked for approval of the minutes from the last meeting. Motion to approve minutes was made by Jernberg and seconded by Read. Minutes were unanimously approved as written.

Old Business

There was no presentation by applicant regarding the Precise Engineering addition. The public hearing was opened. There were no comments from the audience. The public meeting was closed.

Township Planner Jay Kilpatrick summarized the application. Precise Engineering is in the business of sheet metal and stamping dies, employing 47 people. Kilpatrick said they are asking for the space for an addition to tie two existing buildings together and an additional building with a 3-year timeframe to build onto that building (phase 1 this year, and within probably 24 months begin phase 2 to finish). Personnel will probably not increase, just manufacturing space. The proposed expansion does not meet the 40-ft rear setback limit because no setback limits were in existence when the present buildings were approved. They are also asking to waive the stone/brick requirement for finishing the outside of the building. The current facade is not finished with these materials and they would like to make it match the current materials. He stated they are required to have 47 parking spaces. They have 49. He says the Planning Commission's involvement with the setback could only be a recommendation, not an approval.

Jernberg motioned to recommend acceptance of the project as proposed, upon township approval of setback and façade exception. Motion was seconded by Richmond and approved by all.

New Business

Rezoning Request by Jim and Berdie Cook

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The Cooks are requesting rezoning of 3 parcels on Lincoln Lake Avenue north of Vergennes. These 3 parcels (out of 5 total) are on the East side of the railroad tracks. The other 2 parcels are already zoned commercial.

Jay Kilpatrick commented that the Township's future land-use plan indicates a small portion of this area as commercial use even though it is not zoned that way at present.

Richmond moved that a public hearing be scheduled at the February Planning Commission Meeting. Jernberg seconded the motion. Motion passed unanimously. A public meeting will be scheduled for that date. The Planning Commission will make their recommendation after the public meeting.

Unclassified Special Use Request for Great Lakes Paving (OE Bieri Industrial Park)

John and Cheryl Allen, owners of Great Lakes Paving, Ada, Michigan want to move their paving business to the Township. Ray Zandstra is assisting them and discussed his frustration with the process required to receive approval for their project to build a new facility in the industrial park.

Zandstra came anticipating site plan approval at this meeting. After much discussion, it was explained that because the Allen business was an Unclassified Special Use, they were being asked to follow the same approval path as other applicants which includes a presentation to the Planning Commission, a public hearing, a recommendation by the Planning Commission to the Township Board, and approval by the Township Board.

Read noted that the business will not make or store any materials at the site but will rather use the facility for office space and equipment storage only. The Allens are very anxious to move forward. Board members present informed the Commission of a date set for a budget workshop on January 29. Gillett moved that the Planning Commission recommend approval to the Board, and that there be a Public Hearing held during the special Township Board meeting scheduled on January 29, 2001 at 6:00 p.m. to review this site plan. Motion was seconded by Jernberg. Motion passed unanimously.

Zandstra requested a specific list of deficiencies before that time.

Adjournment

Gillett moved to adjourn. Richmond seconded. Motion passed. Meeting was adjourned at 8:41 p.m.

Respectfully submitted,

Sandy Lindhout