

Vergennes Township Planning Commission Minutes

Thursday January 4, 2018 at 7:00 pm

Vergennes Township Hall

10381 Bailey Dr. Lowell, MI 49331

7:00 pm- Scott Jernberg opens the meeting and leads the Pledge of Allegiance.

Roll Call- Members Present: Scott Jernberg, Rick Gillett, Bill Makuski, Penny Rosema, Stephanie Peel
Members Absent: None

Approval or Changes to the Agenda- Bill Makuski motioned and Penny Rosema seconded to approve the agenda as written. All Ayes. Motion Carried.

Approve Minutes from November 6, 2017 meeting- Rick Gillett motioned and Stephanie Peel seconded to approve the Minutes of the November 6, 2017 meeting with the correction to section 3A to include emergency services and traffic as concerns of the PC Board as well. All Ayes. Motion Carried.

- 1. Review Draft 3 of Master Plan (5 Year Review/ Update)** - The Board agreed the Master Plan looks good. Rick Gillett motioned and Penny Rosema seconded to send the draft Master Plan to the Township Board for distribution to surrounding Townships for input and to schedule a tentative Public Hearing for the Master Plan at the next meeting, April 9, 2018. All Ayes. Motion Carried.
- 2. Review Drafts of Ordinance Amendments**
 - a. Senior Housing as an Added Use to the RA and/or Other Districts-** Marcia Roth reached out to Kent County Emergency Services, local fire authorities and the Kent County Health Department regarding the concerns the board addressed at the previous meeting. The Board would like to hear what the Health Department has to say before proceeding. Bill Makuski motioned and Stephanie Peel seconded to table the issue until we have more information from the Health Department, discussion will resume at the next meeting.
 - b. Wireless Communication Facilities (cell towers)** - The Commission and the public discussed the fall zone. The FCC regulations state that the fall zone standard is 60%. Public audience member, Sandra Miles, voiced her concern regarding the fall zone being anything less than 110% of the towers height. The Commission chose to revert the fall zone back to the previous standard of 100% of the towers height unless otherwise specified by an engineer for a lesser fall zone and is requesting the draft ordinance get sent to the Township Attorney for further review and input.
 - c. Lot Area Coverage-** The Commission wants to include the Kent County Road Right of Way as part of the lot area when considering splits. Bill Makuski motioned and Penny Rosema seconded to schedule a public hearing. All Ayes. Motion Carried.
- 3. Existing Ordinance Review**

- a. **Alcoholic Liquor License Ordinance- Update on Amending-** The Township Board has asked Andrew, the Township Planner, to revise the wording in the Ordinance to state which licenses will be required to adhere to the Township ordinance and which are exempt. He will return at the next meeting and present the revised copy.

4. Elect Officers

- a. Rick Gillet motioned and Bill Makuski seconded to appoint Scott Jernberg as Chair. All Ayes. Motion Carried.
- b. Bill Makuski motioned and Rick Gillet seconded to appoint Penny Rosema as Vice Chair. All Ayes. Motion Carried.
- c. Rick Gillet motioned and Scott Jernberg seconded to appoint Bill Makuski as Secretary. All Ayes. Motion Carried.

Any Other Business- None

Announcements- No announcements were made.

General Public Comment Time- Sandra Miles asked The Board to confirm the next steps for the Cell Tower Ordinance. Tim Wittenbach, Township Supervisor, thanked the Commission and the Public Audience Members for their time and dedication to the Township.

Adjourn Meeting- Penny Rosema motioned and Rick Gillet seconded to adjourn the meeting at 8:47 PM. All Ayes. Motion Carried.