

Vergennes Township

PLANNING COMMISSION MINUTES

July 6, 1998

A meeting of the Vergennes Township Planning Commission was held on July 6, 1998 at the Township Offices. At 7:02 PM the meeting was called to order by Chairman Gillett. Also present were Commissioners Dalga, Howard, Pfaller, Pedley and Weber.

APPROVAL OF JUNE MINUTES: One correction was noted: the term "Master Plan" should instead be "Master Deed" in the Foreman Farms entry. Motion to approve by Weber, seconded by Pfaller. Motion carried.

1. FORMAL HEARING: FOREMAN FARMS PROPOSED SITE CONDOMINIUM PROJECT:

Discussion ensued regarding the checklist of items given to the developers at the last meeting, road commission concerns, soil boring findings, sewer/water easement to be included in the Master Deed, obligation of residents to hook into sewer lines if they are run, and to (someday) maintain fire hydrants.

Motion by Gillette: Recommend to the Town Board approval of the site condo plan, but also to include three contingencies:

1. Ensure latest language from Township Engineer Hegerty is included (see attachment)
2. Put hydrant/sewer language into the Master Deed
3. Be sure Road Commission's issues are adequately addressed.

Seconded by Howard. Motion carried.

2. RECOMMENDATION CONCERNING ORDINANCE FOR DOCKS, STAIRS AND

BOARDWALKS IN THE FR DISTRICT: A question carried over from the last meeting regarding what dock length to allow in shallow water in the impoundment area where the river is 500 feet wide or wider. Citizen Mari Stone, a resident of the area, reported that water depth at her residence is 2 feet deep 35 feet from shore and in other cases is only 2-1/2 feet at 50 feet from shore. It was noted that long docks could impair fishermen, and also impair aesthetics. Dock lengths discussed ranged from 35 to 50 feet.

There is no definition of "temporary" or "permanent" in the document. (MDEQ regulates permanent structures.) Definitions will be added, and the new draft will be run by Steve Sutton of MDEQ.

Also, should there be concern over the single handrail (as opposed to double).

Motion by Gillette: If language on the issues discussed is added, then recommend this document be presented to the Township Board at the July 20th meeting. Seconded by Pfaller. Motion carried.

3. CONTINUING DISCUSSION: ACCESSORY BUILDING SETBACKS IN RA:

Marsha Wilcox, asked to research other ordinances, reported that there's nothing creative in the surrounding communities documents. Requests for accessory buildings are frequent in the Township. Discussion centered on certain criteria, including proximity and compatible architecture to the primary dwelling. Perhaps classifying these cases under "Special Exception Use" would be efficient and flexible, if the desired criteria were included.

Summary: A document will be drafted, using language from the sample document provided by the Michigan Township Association, for the Commission to review and alter in a future meeting.

4. SUGGESTED ORDINANCE CHANGES FROM JIM DOEZEMA (TOWNSHIP ATTORNEY):

Changes and clarifications to pages 1-12 of the 24-page document were discussed and noted. The Commission's comments will be shown to Mr. Doezema for his legal approval, and a report back to the Commission is forthcoming.

5. REVIEW UPCOMING PUBLIC HEARING ISSUES:

A special Public Hearing is scheduled for July 20th at 6:30 pm for Child Care SEUP & Change of Authorizing Agent for Certificate of Occupancy.

Motion to adjourn by Gillette. Seconded by Pfaller.
The next meeting is Monday, August 3rd at 7 PM.
The meeting was adjourned at 9:15 pm.

Respectfully submitted,

Kate Dernocoeur, Recorder