

Vergennes Township
Planning Commission Minutes
July 7, 2008

Approved 8-11-08

A meeting of the Vergennes Township Planning Commission was held on July 7, 2008 at the Township Offices. At 7:06 PM Commissioner Jernberg called the meeting to order. Also present were Commissioners Makuski, Baird, Post, Mastrovito, Medendorp and Gillett. Assisting the Commissioners was Jeanne Vandersloot (Township Zoning Administrator).

Approval of June 2 Minutes: Motion to approve by **Mastrovito** seconded by **Medendorp**. All Approved.

Approval or changes to Agenda: Motion to approve with changes (reverse 1 and 2) by **Jernberg**; seconded by **Gillett**.

1. R2C Road Services – Unclassified Industrial Special Use Permit – Auto Impound Lot – There is already a 30 by 50 building on the lot, which will be used for indoor storage. It has 4 garage doors, and there will be 6 lights on the property. The fence will be 7 feet tall, have privacy slatting and have security barbed wire on top. The applicant noted that there was a 50 car limit on the former Affordable Towing lot, which would not be a problem for them, and the longest a car will be in the lot, on average, is 6 months but most in and out quickly, rarely over 1-2 months. The Planning Commission would like to see more information on the site plan such as landscaping, topo, drainage and water runoff calculations. There was a motion to go forward and move the next meeting to August 11 instead of July 28, set the public hearing for August 11, and make it an unclassified special use permit in the Industrial District to the Board by Gillett; seconded by Post.

Motion Carried.

2. Historical Districts Commission Ordinance – Public Hearing – The ordinance was originally adopted in 1990 mainly for the Fallsburg Historical Society. No one has ever applied for it. This type of ordinance isn't needed until the population is 5,000 and should be a stand alone ordinance. The Board sent it to the Planning Commission with a recommendation to remove it from the zoning ordinance because there is no interest for commission members or applications. There was no public comment. There was a motion to recommend to the Board to rescind the Historical Districts Commission Ordinance by Baird; seconded by Jernberg. **Motion Carried.**

3. City of Lowell Master Plan Map Update Review – The property near North Washington Street was listed as semi-private, but is now listed as parks and recreation. The future land use map was public, but is now parks and recreation. The Planning Commission has no comments, and is okay with the changes made.

4. Discuss possible ordinance amendment – Consider taller individual tower heights for cellular or wireless service – A question was brought up, because of poor internet

reception in Vergennes Township, that possibly a higher tower for better service would solve the problem. The Planning Commission felt that higher tower heights over 35 feet that may pop up in and around the Township would not be aesthetically pleasing and with technology moving so fast, they were not inclined to write new language for this to improve the service. In their opinion, there was no need to amend the ordinance at this time. Possibly a system of towers spread out over the Township may be a better plan.

Motion to adjourn by Mastrovito, seconded by Gillett.

The next meeting is August 11, 2008.

The meeting was adjourned at 8:05 PM.

Respectfully Submitted,

Ellen Mork, Recorder