

**Vergennes Township
Planning Commission Minutes
July 9, 2001**

A meeting of the Vergennes Township Planning Commission was held on July 9, 2001 at the Vergennes Township Hall. At 7:00 p.m., Chairman Vern Nauta called the meeting to order. Other members present were Dean Alger, Rick Gillett, Scott Jernberg, Vern Nauta, and Tom Read. Jerry Richmond was absent.

There were approximately 15 members of the public in attendance.

Approval of June 4 Minutes

Motion to approve minutes was made by Gillette and seconded by Read. All approved.

Approval of Agenda

Jernberg motioned to move Agenda Items 2 and 3 until the end of the meeting. Gillette seconded. All approved.

Old Business

1. Ordinance Amendments Public Hearing – Flat River, Definitions, Industrial District, Site Plan Review sections.

Public Comment Opened.

Vandersloot read the proposed changes to the group from a handout also supplied to each of the Commission members.

Tam Norton 800 Montcalm: Concerned about the vegetation strip – pontoon boats kill plants. Vandersloot said Steve Sutton, DNR says vegetation can't be cut away to pull up a boat – only a 4' path for access. Language may be added to say vegetation cannot be cut away.

Ron Dawson, 705 Montcalm: There is no feasible way to pull up a pontoon boat without removing vegetation strip – last year there were 6 pontoons, now this year there are 17 or 18 and he is concerned.

Gary Dietzel: Definition of bluff leaves this open to homeowner and builder's discretion. The change is not really addressing the problem. Vandersloot says she determines top of bluff and measures 50' back from that. She determines setback and the bluff definition is right out of the state ordinance.

Ron Dawson: Regarding stairway access to river edge and transitional landings, are transitions being kept at 4'? Vandersloot: Yes.

Gary Dietzel: Question regarding docks in no wake zone and 3' depth zone needing DEQ permits, and commented whole township is a no wake zone.
Vandersloot: Corrected that No Wake Zone is from Covered Bridge to dams only, and answered that DEQ permit is for permanent docks, not temporary.

Gary Dietzel: Why was area 4 added? Vandersloot: Someone did harvesting and she used state language to address this.

Ron Dawson: Suggested we use our Zoning Administrator and change wording to "upon approval of Zoning Administrator."

Public comment period was closed at 7:44 p.m.

Discussion and Motions by Planning Commission

Gillette commented that there were no public concerns regarding the Industrial District amendments, and motioned approval of the ordinance changes as written; seconded by Read. Passed Unanimously.

Gillette motioned that the Planning Commission recommend approval to the Township Board of the Site Plan Review Procedure. Jernberg seconded. All approved.

Jernberg motioned to accept the proposed Definitions. Seconded by Gillette. All approved. Gillette commented that if Vandersloot runs into problems surrounding identification of the "bluff," that this can then be revisited.

Discussion ensued regarding the pontoon boats and damage to vegetation. Again, this issue would be a candidate for possible future amendments should it become a problem.

Jernberg motioned to accept the proposed Flat River Ordinance but remove the words "area forester of" in section F3. Seconded by Gillette. All approved.

New Business

1. "Headwaters" development amendments and private road. Ronald VanSingel, Nederveld Associates, Inc., representing Joe and Marcia Host, owners of JPH Development Company, presented a detailed outline and site map for the proposed Headwaters PUD Site Condominium project. Minor changes have been made to plans: Lot 1 was moved to meet regulations. The driveway now falls into the easement area. Lot 5 has a barn on it. A licensed easement will hold as long as Host owns it so he can get access. Easement will not be transferred. The drain field has been put into easement.

Jernberg asked why drain field wasn't included on one of the lots instead of the common area. Easement of the drain field will stay with the common area of the master plan. Jernberg would like to add provision for rebuilding surface if work done on drain field. Jernberg asked if the driveway next to lot 1 would be a non-conforming. Kilpatrick said no. He also asked about storm sewer and the storm water calculations. Pond is set for a 25-year storm.

Alger asked if a septic system can be on an easement?" Vandersloot said yes for an existing system. Jim Doezema will be looking at this. Will be private wells and individual septic systems on each. Health Dept. has approved all lots. All utilities will be underground. Plans are to build thru late fall or winter. 18 lots are planned.

Gillette Moved to recommend the Board approve the minor changes to the site plan; request the Township Board schedule a public hearing for the PUD final development plan approval in August, with consideration of Master Deed language review of township attorney and road construction plan review by township engineer; and to set a public hearing regarding the private road at the August 6 Planning Commission meeting. Motion seconded by Alger. All approved.

2. Steve Hanson, informal discussion for future development. Rick Pulaski presented several drawn site plan alternatives on behalf of the owner, Steve Hanson, for consideration by the Planning Commission. This involves 25 acres that will probably be a mix of single-family homes and duplexes with common areas. Wants to do a PUD so township has control over it. Lot sizes may range from 70 x 125 to 55 x 160 x 110 or so. Timpson has given verbal OK to hook up to water and sewer system using Lowell Township capacity. Kilpatrick recommended that the Commission develop suggestions to provide ideas of what the planning commission would like to see in this area. Mari Stone commented that the Open Space Committee is looking into some different language to make the PUD ordinance more appealing for developers. This info may be available next month. The Open Space Committee will meet the last Wednesday in July – Gillette will serve as a liaison and try to attend that meeting.

Next step is to look at this in August. Kilpatrick will make suggestions and commission members can collaborate on the suggestions from the Open Space Committee and come up with some language for the September meeting.

3. Rick Pulaski, new approval for Carolyn Way private road. Rick Pulaski, representing Carolyn McKay, asked for approval to build a private road, Carolyn Way, to service 4 parcels, each approximately 9 acres. These are same plans presented and approved approximately 2 years ago. Approval expired in May 2000. Private road ordinance has since changed. The plan meets the new ordinance except for the separation distance between Clear Creek Road, which

runs right next to the proposed location. First buyer fell through; owner now wants to build road again.

Gillette motioned that the request be tabled and suggested that McKay follow up on one of three choices:

- Make it one road with one entrance.
- One entrance and two roads.
- Create a new, separate, road access to the north.

Old Business Continued

2. Comprehensive Plan Update

The Board has authorized work on this project. Kilpatrick presented a one-page outline of his suggestions (attached). He will come back with a report on the first three items as suggested in item #4. He suggested that the commission may be able to schedule a public meeting for discussion in October or November.

3. Commercial District Proposed Amendments

Planning Commission members have had opportunity to study the proposed language. Several suggestions were made regarding conflicts and terminology. Kilpatrick will make changes to clear up inconsistent and conflicting material, and present new draft for August meeting discussion.

Adjournment

Motion to adjourn by Nauta, seconded by Dean. Motion passed.

Meeting was adjourned at 9:39 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Sandy Lindhout". The signature is written in a cursive, flowing style.

Sandy Lindhout