

Vergennes Township
PLANNING COMMISSION MINUTES
July 10, 2000

A meeting of the Vergennes Township Planning Commission was held on July 10, 2000 at the Township Offices. At 7:03 PM the meeting was called to order by Chairman Nauta. Also present were Commissioners Alger, Baird, Culross, Gillett, Jernberg Lenihan and Warning. Weber was absent.

APPROVAL OF JUNE 5 MINUTES: Motion to approve by Gillett, seconded by Lenihan. All approved.

APPROVAL OF AGENDA: Motion to approve by Gillett, seconded by Lenihan. All approved.

OLD BUSINESS - None

NEW BUSINESS

- 1. PRELIMINARY PRIVATE ROAD APPLICATION FOR MARSHA WILCOX (FARMSTEAD DRIVE).** Overview by Kevin Roosien, representing Wilcox. Proposal for 4 lots larger than township minimums, with a 560 ft. private drive to service the 2 rear lots. Jim Hegarty had responded with the following requests: Construction plans must be submitted by contractor; Need proposed sewer plans and soil borings; and calculations for drainage plan. The only change to plan at this time includes the requested calculations.

Questions from the Commission: Would parcels be able to be split again? Answer, no. Have all lots been approved? Roosien: Yes, only A & B needed to be approved for splits; C & D were already approved before. C & D must have driveway via private road. Other discussion included no easement to continue the road further and additional lots would result in an upgrade to the category of the private road.

Motion by Gillett to recommend to Township board to approve private road, including the changes recommended by Jim Doezema. Seconded by Culross. All approved.

- 2. SPECIAL USE APPLICATION FOR ACCESSORY BUILDING IN THE FRONT YARD AREA (CLEAR CREEK).** Mike Mastrovito from 13900 Clear Creek presented the following information regarding the property layout: Pointed out that all 66 ft private road easement is on property line. Road uses up some of the 66 ft private road easement. Barn will sit on far east corner of lot. There is 30-degree slope of hill behind barn, which does not allow him to push back barn any further. Terrain has been excavated to determine how far back he could go with barn. Pictures submitted of hill and location where barn will be placed. Barn will be used to store boat and garden tractor. Showed calculations of how much fill dirt it would take to move barn back an additional 15 ft. Plans on landscaping sides and putting in trees on side of barn. Placing barn on bottom of hill would make it very difficult in hauling things in and out of barn and area is in flood plain.

Questions: How much usable land does applicant have? Reply that there is no other place for the barn due to the location of the road. Any objection from neighbors? No. How soon will the barn be completed? Would like to get started on ASAP and have completed before winter. No further comment from those present.

Motion by Baird to recommend approval of the Special Use. Seconded by Jernberg. All approved.

- 3. ORDINANCE AMENDMENT FOR DEFINITIONS SECTION.** Jeanne Vandersloot explained to group why she would like the definition section to be in alphabetical order. This layout would allow for easier reading and updating. It would also eliminate the need for most coordination section pointers and would no longer need to worry about cross-referencing. She reviewed example of definition page to show group how the numbering would have to be changed. Everyone liked the new layout. It was questioned whether separate Alpha indicators were needed. VanderSloot responded that no, it could be like the dictionary.

Motion made by Gillett to accept new definition section and not have separate numbering for each definition. Seconded by Lenihan. All approved.

DISCUSSION OF SUDAN ROAD. Jan Bomers has invited the Planning Commission to visit his site, see the layout of the land and learn first hand how the process applicants go through is working. He has experienced problems along the way and would like to share them with the commission. Examples include: submission of bids on roads (timing issues) and would have liked written confirmation for approval process. Discussion on various problems encountered during this project. These created extra costs for the landowner. Wittenbach commented that when engineers finally met all together out at site they were able to agree on plans and the process went much smoother.

Further discussion on whether this situation is an isolated instance. Do we need to look at our engineer as the problem? Any problems with our lawyer? What about our standards? Too tight or too loose? Several members felt it would be worth the commission's time to listen to Bomers. Even though each site plan will be different, with different situations to consider (type of soil, etc), it may be good to review. Gillett recommended meeting at site before next meeting. Nauta will talk with Bomers to set up.

Nauta questioned the commission regarding the next meeting, scheduled for August 7th. There is an election scheduled on the 8th, and the meeting space will be set up. Would it work better to meet the following week? Group agreed to change meeting to August 14th and publish the change.

Motion to adjourn by Lenihan. Seconded by Alger.

Next meeting is Monday, August 14, 2000 (NOTE: 2nd Monday)

The meeting was adjourned at 8:15 PM.

Respectfully submitted,

Sheila Kyllonen