

Vergennes Township
Planning Commission Minutes
June 2, 2003

The meeting was called to order at 7:05 p.m. by Chairman Jernberg. Also present were Commissioners Mastrovito, Medendorp, Nauta and Richmond. Gillette and Kropf were absent. Also present were Jeanne VanderSloot, Zoning Administrator and Jay Kilpatrick, Township Planner.

Approval of May 5, 2003 minutes. **Motion** by Nauta, seconded by Medendorp to approve the minutes with the correction on the second line from the bottom to read "home prices." All approved.

Approval of/changes to Agenda. **Motion** by Mastrovito, seconded by Richmond to approve the agenda. All approved.

1. **Kazemier Woods - Private Road Amendment**

Kerwin Keen of Williams & Works, made an on-site visit and report storm water detention needs improvements and recommends a water easement on Parcel D due to wetlands.

Medendorp asked if anything needs to be done to the Wetlands and Jay Kilpatrick replied that nothing would probably need to be done. Chairman Jernberg asked if Williams & Works made a statement last December about the water retention being too small and Kilpatrick said that until the on-site visit today they now have a better sense of what's going on.

Kilpatrick stated the Planning Commission would need to see the Engineer's new calculations and there is not enough information tonight but suggested they could give approval contingent that the Kazemier's engineer's calculations meet the approval of the Township Engineer. Mrs. Kazemier mentioned that KC Drain Commission said there is plenty of water drainage. If the engineer's new calculations do not satisfy the Township Engineer the Township Board will return the issue to the Planning Commission.

Motion by Nauta, seconded by Mastrovito, to approve the Kazemier Woods private road amendment based on the conditions being met – the Kazemier's engineer's report and calculations meets approval by the Township Engineer; proper water easement on Parcel D; and a water run-off calculations meet requirements.

2. **Steve Kropf - New Use Ordinance Amendment Request**

Steve Kropf, owner of properties on Murray Lake, has several buildings in agriculture and fruit business. They have downsized their business and are no longer in the distribution business but still operate a good-size fruit farm. They have orchards in and around Vergennes Township. He understands area where the building are is zoned agriculture and would like to use the buildings for other retail business.

Kropf is looking for recommendations from the Planning Commission to begin rezoning the land where current buildings are that are not being used or add Special Use to RA District. Kropf would like to use the building to begin a retail business of items such as home and garden, inside/outside retail farm and lawn, hosting a line of small, garden and yard equipment under 80 hp tractors. The retail business will increase auto traffic and decrease truck traffic. Some of the area will continue to be used to store farming equipment and sale of other items. Kropf is looking for guidance from the Planning Commission to modify the amendment and put together a plan to change the current land use language.

Kilpatrick said Kropf wants to go from agriculture use to retail use and recommends the Planning Commission adopt a text change then have Kropf come back with a site plan. VanderSloot and staff have already reviewed the ordinance and it does not apply to the new use. VanderSloot distributed some sample definitions and special use permits from other ordinances that they can

select one of the samples or combine wording. There needs to be definitions and give a name to the special use and then if the Planning Commission wants specific standards it can be added.

Jernberg recommended VanderSloot and Kropf give a draft of details and write a draft ordinance for the next meeting. The Planning Commission will review at that time, plan for a public hearing at the August meeting, and then will go back to the Board.

Motion Richmond seconded by Medendorp, to have Jeanne VanderSloot, Zoning Administrator work with Steve Kropf and begin to draft language for a special use permit for Kropf land. All approved.

3. **Wireless Communications - Amend Zoning Section**

David Yomtoob said he does not see any RA special use language in the ordinance. Kilpatrick said the language is already there. He said he already reviewed the changes to the amendment for wireless communication facilities. Wireless towers will no longer be permitted except in industrial and RA areas. Kilpatrick said if this incorporates what the Township wants, then recommends moving ahead to a public hearing. Jernberg questioned if the change needed to go to the Township attorney and Kilpatrick said he is concerned about the legal wording for lien on property and that will be addressed. Medendorp would like wording to say that strobe lighting is not acceptable and if location where strobe lighting is required then cannot have the tower in that location. Kilpatrick reviewed the lighting standards and on the Alger application Dean proposed an alternate white and red paint to be used on FAA requirements instead of strobe lights. Planning Commission can review the standards and say "strobe lights discouraged" and then the applicant can file for a variance. Kilpatrick will add to paragraph D "flashing strobe lights prohibited."

Motion by Nauta, seconded by Mastrovito, to schedule a public hearing for the next Planning Commission meeting. All approved.

General Public Comment opened at 8:07 p.m.

Tim Wittenbach said at last Board meeting there were a few residents they heard from regarding Tom Lindemulder's project. Neighbor's biggest concern is the community drain field next to his property and the housing density. Richmond said the housing density would not bother him but the drain field would be a concern.

General Public Comment closed at 8:15 p.m.

The next meeting is July 7, 2003.
Meeting was adjourned at 8:17 p.m.

Respectfully submitted,

Cindy Sullivan, Recorder