

Vergennes Township
Planning Commission Minutes
June 2, 2008

Draft Until Approved

A meeting of the Vergennes Township Planning Commission was held on June 2, 2008 at the Township Offices. At 7:00 PM Commissioner Mastrovito called the meeting to order. A motion to have him preside as chairman was given by Baird, seconded by Post. Also present were Commissioners Makuski, Baird, Post and Medendorp. Commissioner Gillett was absent. Commissioner Jernberg arrived at 7:04 pm and resumed Chairman duties. Assisting the Commissioners were Jeanne Vandersloot (Township Zoning Administrator) and Ryan Kilpatrick (Williams and Works).

Approval of March 31 (April Meeting) Minutes: Motion to approve by Makuski; seconded by Baird. All Approved. The May meeting was cancelled.

Approval or changes to Agenda: Motion to approve as presented by Mastrovito; seconded by Medendorp.

Schreur Site Condo – Initial Site Plan Review. Bill Schreur Jr was present to explain project overview. The family has always platted their other developments and is trying the site condo method this time. They are developing the 20 acres west of Forstrum along Vergennes and the other 55 acres east of Forstrum along Flat River Dr. There are some public roads intermixed with private roads. They have been working with the Road Commission since the first application in December on the roads and entrances. The Road Commission is finally satisfied with the layout. The KCRC will not allow public roads to connect with private roads except at Vergennes or Flat River Dr. They will vacate Hirdes and Yatz.

The members noted that the lot numbers on the west part are duplicates, should be renumbered. There was a lot of discussion on the lack of Hirdes connecting to Savannah Dr. This should go through so that the residents can go between the development without going out and around on the public roads. At a minimum a fire breakaway gate should be provided.

Ryan Kilpatrick provided a memo detailing items needing clarification or more details on. Two of the roads have more than 25 lots on them and that requires either a loop road or a boulevard entrance. The members discussed the need of clarification on how long a boulevard entrance would have to be. The two entrances on Vergennes for Yukon and River Place are closer than 500 feet apart. One of them could be moved to make the 500 feet or eliminate one of them. Vandersloot noted that River Place is the street/development across Vergennes to the North and the same street name in the development may be a typo.

Ryan noted that a draft master deed and bylaws is needed by the time of public hearing. The plan needs setback dimension lines, lot sizes, storm water details, signage, road profile, adjacent driveways, a letter from the Kent County Health Dept that the soils are suitable for wells and

septic and a letter from the Road Commission on the roads and entrances. He would like to see additional sheets with a scale of 1" equal 30' with sections or phases of the development to better review details. The plan should note where tree lines are or any other natural features. He inquired of the applicant if there is any open space planned or walking paths or trails; buyers really want these amenities and developments with them sell faster.

Vandersloot also provided a review memo for the members. She noted that there should be some open space for children to play in or available that the homeowners association can build a playground on. The members also would like to see walking easements so children can go between the development parts to visit other homes.

The members asked Tim Wittenbach to check with the Road Commission to see if there is a way to keep Hirdes connected to the rest of the development or at least a breakaway fire gate.

Considerable comments and discussion with the applicant and members continued. A public hearing would need to be held but they thought more information and requirements was needed yet. The members want Ryan to check with Dave Austin and get his opinion on the vagueness of the boulevard entrance part of the ordinance and with the Road Commission to see why can't there be a Hirdes/Savannah connection (can't Hirdes stay public and go out to Vergennes).

Medendorp motioned, Post seconded, to have the applicant work on the issues and comments that came up and come back when ready with a master deed and bylaws draft and something from the Road Commission about the Hirdes/Savannah issue and what else they are approving and revisions to the site plan. Motion carried 6-0.

Historical Commission Ordinance. Vandersloot explained that this section of the ordinance requires an appointed board that has never had anything to review. The terms have expired. The Fallasburg Historical Society has no interest in applying for this historical status. The Township Board held a public hearing and there was no interest in having this part in the ordinance. There is no State requirement to have such an ordinance unless there is a higher population and need for it. The Board would like the ordinance section rescinded and the Planning Commission has to hold the public hearing and make a recommendation to the Board per the Zoning Act.

Wittenbach and Baird gave some additional information from the Board meetings on the subject. If such an ordinance is needed or wanted in the future it can always be amended and put back in. People do not want to serve on a Board with nothing to review. Jernberg motioned, Makuski seconded, to set a public hearing for the July meeting and have Ryan assist with reasons for the rescinding. Motioned carried 6-0.

Lowell Charter Township Master Plan Update Review. Medendorp was assigned at the last meeting to review the Lowell Charter Twp Master Plan Update Draft. He said he read through it, focused on the border areas and found their proposed districts compatible with Vergennes.

Public Comment – None

Motion to adjourn by Medendorp, seconded by Mastrovito. Carried 6-0.
The meeting was adjourned at 8:20 PM.

The next meeting is July 7, 2008.

Respectfully Submitted,
Jody Yaw, Recorder