

Vergennes Township

PLANNING COMMISSION MINUTES

June 5, 2000

A meeting of the Vergennes Township Planning Commission was held on June 5, 2000 at the Township Offices. At 7:06 PM the meeting was called to order by Chairman Nauta. Also present were Commissioners Alger, Baird, Culross, Lenihan, and Warning. Absent were: Gillett, Jernberg, and Weber.

APPROVAL OF MAY 1 MINUTES: Motion to approve by Baird, seconded by Lenihan. All approved.

APPROVAL OF AGENDA: Motion to approve by Lenihan, seconded by Culross. 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 private gravel road meeting private road ordinance requirements. 2' wide ditches on 1:4 slope. Water drainage into drainage easement, increase of 1,000 sq. ft (if water even reaches the north property line). Remainder of drainage ok with neighbor. Plan shows proposed grades.

Alger: north side parcel of 1.36 acres showing - what is it?/Jeanne Vandersloot: that odd parcel will be combined with Wilcox's son's adjacent parcel.

Culross: any easements along road?/KCRC will be purchasing 10-feet of right of way along Vergennes.

Motion by Culross to recommend scheduling of a public hearing for the application .at the Planning Commission's next meeting, July 10. Seconded by Alger. All approved.

2. DISCUSSION OF ORDINANCE SECTION 201.417E 2 (PARKING LOT SURFACE): Nauta: perhaps something more specific than what exists in the ordinance should be considered. There's a fair amount of pending industrial development.

Warning: is there water&sewer?/not at this time. Baird: historically, decided water/sewer not needed years ago and it's been a catch in getting water/sewer in Vergennes Township since. Other discussion about water/sewer service from the City of Lowell. Tim W: at Bieri's, there will be a community septic and each business will drill its own well.

Culross: what did the Township Board think about the paving issue?/Tim:

ordinance provides breathing room so they didn't require the recent applicant (who brought this issue to the forefront) to pave. Culross opinion: if an applicant wants to make the investment, ok, but ok if they don't want to pave. Need a definition in the ordinance, maybe, of what "dust-free surface" means. Baird: depends on how many cars a place will draw, how much dust gets kicked up.

Jeanne: keep in mind that if you change something, other areas (commercial and some special uses) use this section, so it'll have an impact on other ordinance sections. Alger: we could require paving just in industrial zone.

Nauta: could we put some flexibility in there re: making people pave in, say 3 years. Or if an industrial park made major improvements. Could depend on number of parking spaces whether paving is required, or number of employees.

Culross: any benefits to the township?/aesthetics. Better saleability. Less dust. What part of a lot would have to be paved?/all off-street parking = current.

Jeanne: parking surface material could be up to the discretion of the Planning Commission, depending on the circumstances. Baird: every instance is different. Shouldn't take rights away as long as they're not causing a disturbance; if the applicant can make parking lot dust-free without paving it, then fine. It's not our business to tell people it'll look nicer or be more saleable. Culross: agrees, wouldn't tell residential owners to pave for aesthetics or saleability.

Alger: current drives are in pretty good shape/seems to have to do with how much traffic a place will be having. Culross: maybe the township will eventually decide to create a certain look by requiring paving, but we're not there yet.

Warning: what if someone with a house near a place with lots of dust is making life miserable, then we should be concerned. Could leave it open for review, when someone has an issue. Jeanne: there have not been dust complaints. And ordinance says "dust-free" so township can require brining or something if a complaint arises.

Lenihan: what if a business comes in with a high volume of traffic? Culross: could require written maintenance agreement as part of their application to show what they're planning to do to keep dust minimal on each lot in the industrial park.

Jeanne: leaving it up to discretion, possible wording could be to add "or a paved or concrete surface at the discretion of the Planning Commission or Township Board due to circumstances such as traffic volume, etc., or if there are complaints about dust."

Warning: if someone moves in, is there something that says the Board has the right to review? Jeanne: complaints have to reflect on the ordinance. We do have the "dust-free" concept.

Culross: if we say the written maintenance agreement needs to include their plan to stay dust-free, then we have something to go back to.

Vandersloot: No need necessarily to alter the ordinance, depending on the applicant's interpretation of the requirements. Commercial are special uses (so requires a site plan review), and industrial applicants also have to appear for approval of the site. Planning Commission has a chance to review. If a new company comes into old site, they

are supposed to get a site plan review and approval (but that doesn't always happen).

Alger: If it hasn't been a problem, let it be. Vandersloot: If someone is resistant, we need to be sure they comply. Culross: We can always recommend to the Board that a site be approved subject to a dust-free maintenance plan to be submitted.

General commission agreement, since there haven't been any complaints: it's OK to leave the ordinance as it is.

Motion to adjourn by Lenihan. Seconded by Culross.

The next meeting is Monday, July 10, 2000 (**NOTE: 2nd Monday**).

The meeting was adjourned at 8:15 PM.

Respectfully submitted,

Kate Dernocoeur, Recorder