

***Vergennes Township
Planning Commission Meeting Minutes
June 5, 2006***

A meeting of the Vergennes Township Planning Commission was held on June 5, 2006 at the Township Offices. Chairman Jernberg called the meeting to order at 7:03 pm. Also present were Commissioners Makuski, Mastrovito, Medendorp and Nauta. Commissioners Kropf and Gillett were absent. Township Planner Kilpatrick and Township Administrator Vandersloot were also present.

Motion by Medendorp, seconded by Nauta, to approve the minutes of May 8, 2006. All approved.

Motion by Medendorp, seconded by Makuski, to approve the agenda with changes to item one to table until July 10, 2006 and item five as presented. All approved.

1. Private Road – Todd Fuhr

Tabled until July 10, 2006.

2. F&G Realty Investments LLC – Office Bldg – Rezone and Special Exception Use Permit

Ray Zandstra, from F&G Realty Investments LLC, in attendance. Kilpatrick stated the request required special exception use and the Township Board has asked the Planning Commission to rezone a strip of the new parcel from R-3 to Commercial so that the entire parcel will have the same zoning (the rest is already commercial). Kilpatrick recommends moving forward and setting public hearings for Rezoning and Special Exception Use. Jernberg asked if a site plan hearing could be done at the same time and Kilpatrick affirmed.

Zandstra said a soil analysis was done and the Kent County Health Department approved. There is no permit at this time.

Jernberg asked if the Special Exception Use language allows for leasing of space. Kilpatrick said the language could include certain professionals. Jernberg asked if they are planning to fence the entire site and they are not.

Medendorp suggested consideration to limit the number of driveways and Zandstra said that could be worked out. Medendorp also noticed the light pole heights are too high. Zandstra to provide Kilpatrick with a full set of plans.

Motion by Medendorp, seconded by Mastrovito, to schedule a Public Hearing for Rezoning request, Special Exception Use and Site Plan review for July 6, 2006. All approved.

3. Elizabeth Fahnenstiel– Dog Training Facility - Rezone + Special Exception Use Permit

Fahnenstiel and business partner, Eric Wakos, is requesting 1.5 of her 10 acres of family land be rezoned to accommodate a dog training facility. An existing 30 ft. x 40 ft. pole barn building will be used on the 1.5 acres, and will include parking and a fenced in area for outdoor training during nice weather. They are currently working with Jeanne Vandersloot. Fahnenstiel stated the building will be a large open space for training; will add a desk and restroom, but no offices.

Makuski asked what kind of training will they be doing and Wakos said mostly obedience, socialization and some agility, no attack or guard training. There will not be overnight stays or kenneling.

Kilpatrick reminded the Planning Commission that they are asking to rezone from R2 to Commercial, a “spot zone” of a small lot. They do need to do this for the use of an unclassified Special Exception Use. Unclassified use may have some adverse affects on adjacent properties, so the Planning Commission will need more details of hours of operations, number of dogs on site. There are similar uses in the area already, a vet on the way and an equine facility. If the Planning Commission accepts the unclassified use tonight, they can move forward, and need to consider that they have already done this twice for similar businesses. Kilpatrick noted that it would be a better fit to zone industrial and works better with the master plan, and then the Special Exception Use and site plan will work. Vandersloot agreed. Kilpatrick also noted that the minimum lot size is 2 acres and Fahnenstiel will need to increase the lot size from 1.5 to 2.

Motion by Medendorp, seconded by Makuski, to accept the canine training center as an Unclassified Special Exception Use. All approved.

Motion by Nauta, seconded by Medendorp, to schedule a Public Hearing for Rezoning request from R-2 to industrial instead of commercial for approximately 3 acres. All approved.

4. Kent McKay –Banquet/Catering Facility - Unclassified Special Exception Use Permit

Kent McKay is requested an Unclassified Special Exception Use on Lincoln Lake to build a banquet facility on this property. The property is the last two lots in the Industrial area adjacent to the Equine Center. The primary business will be weddings 90% and 10% social events. Most events will take place during off hours (5 pm – midnight), and this is not a 24 hour operation, not a restaurant, and will take place indoors. There will be no noise outside, except for maybe pictures being taken, but the DJ’s or bands will be inside and building will be built to contain the sound.

Jernberg asked if there will be catering and McKay said it is not the focus but may do some catering. Jernberg asked if there would be liquor allowed at the events and McKay said only beer and wine are allowed in the township.

McKay described the facility as a 16,000 sq. ft. ballroom, some small meeting rooms, offices, and foyer space.

Jernberg asked what the plans are for the driveway and McKay said he will not add any road cuts and the plan is to use the 66 ft. easement of the equine center. Guests will be able to enter at the veterinarian’s driveway that they will share. Makuski asked if the building would be on one lot or both lots. McKay said the building would be edged closer to the boundary of both lots but primarily on the rear lot.

Kilpatrick commented that McKay is looking for commercial use in an industrial zone. This issue is unique and warrants to be treated as a Special Exception Use and do we want this type of facility in the

industrial area. Kilpatrick stated he has an issue with it being in the industrial zone, although it is becoming more common. He said if the Planning Commission is comfortable with the permit then a public hearing should be set. Medendorp asked if they should be considering the equine and veterinary facilities be rezoned to commercial and Kilpatrick agreed this could be looked at in the future.

Motion by Nauta, seconded by Mastrovito, to accept the banquet facility as an Unclassified Special Exception Use. Three approved, two nays. Motion passed.

5. Ordinance Amendment (Agritourism Draft)

Motion by Nauta, seconded by Makuski, to schedule Agritourism for a Public Hearing on July 6, 2006. All approved.

6. Ordinance Amendment (Lighting Draft)

Motion by Medendorp, seconded by Nauta, to schedule a public hearing for August 7, 2006. All approved.

General Public Comment Time

Jernberg asked Tim Wittenbach if there is any update on the 425 agreement with the City of Lowell and Lowell Township. Wittenbach said so far they have agreed to a 10 year automatic renewal and Vergennes Township will benefit by receiving sales tax revenue, state shared revenue, zoning and planning --- 2 mils out of 16 mils goes to Vergennes Township.

Vandersloot noted that herself and Kilpatrick would not be available on July 10th. Planning Commission meeting for July 10th meeting rescheduled for July 6th.

Adjourn Regular Scheduled Meeting

Motion by Medendorp, seconded by Nauta to adjourn meeting at 9:04 pm.

Next meeting July 6, 2006

Respectfully Submitted by,
Cindy Sullivan
Recording Secretary