

Vergennes Township

PLANNING COMMISSION MINUTES

June 8, 1998

A meeting of the Vergennes Township Planning Commission, regularly scheduled for June 1, was held on June 8, 1998 (in the aftermath of the windstorm of '98) at the Methodist Church across the street from the Township Offices. At 7:02 PM the meeting was called to order by Chairman Gillett. Also present were Commissioners Howard, Pfaller and Weber. Commissioner Pedley arrived after Item #1 of the agenda.

APPROVAL OF MAY 4, 1998 MINUTES: Motion to approve by Pfaller, seconded by Gillett. Motion carried.

PUBLIC HEARING: DOCKS, STAIRS AND BOARDWALKS IN THE FR DISTRICT: Public Hearing opened at 7:04 pm. Terminology regarding "bog" did not appear to be consistently replaced according to the prior meeting's discussion. A concern was raised about which water depth to place in the ordinance. It was suggested that discussion about the document be tabled until the terminology can be fixed and more information about water depth can be gained. Letter from DNR submitted for the record. There was no public comment. Public hearing ended at 7:12 pm.

1. INFORMAL HEARING: FOREMAN FARMS PROPOSED SITE CONDO PROJECT: Todd Hendricks showed a new plan for 20 single-family site condos served with public water and a private road. KCHD approval has been acquired for on-site septic. A check of traffic count shows the access road, Cumberland, carries less than 1,000 cars per day and is designed to carry 10,000, according to Hendricks. There is provision for managing flood/drainage waters from the north property line via a swale to the SW corner of the property.

The Commission asked if there would be a possibility for an easement for future public water for several nearby lots. The developers were not enthusiastic over this. The Commission noted that there are several errors on the plan (e.g. provision of a gas main which will not be done, a 6" water line shown should be 8", 5-foot contours should be shown, etc.) which will need correcting before final submission. Lots 11 & 12 do not show 165' lot lines. The Commission discussed the possibility of requiring "dry" sewer lines to be put in during development. Hendricks stated that if that were the case, the Master Deed should reflect the possibility of an assessment in the future.

Summary: At this point, the project can have a special meeting of the Planning Commission, or can come to the regular July 6th meeting for a Formal Hearing. Hendricks will contact the Township Office when they decide.

2. DISCUSSION CONCERNING CHILD CARE CENTERS IN R-A, R-1, AND R-2 ZONES.

The ZBA asked the Planning Commission to discuss this because there is language allowing certain businesses such as child care centers in R-3, but not in the other residential zones.

Concern: could a business operation be started without someone living on that parcel? Weber says not. Howard: if child care is allowed then write in the other allowable businesses, too (dentists, doctors, etc.)

Motion by Howard: Have a Public Hearing at the July meeting on whether to include language in R-A and R-1 sections of the ordinance as written under the R-3 Special Residential District, Item C (page 961) of the Vergennes Township Ordinances. Seconded by Pfaller. Motion carried.

3. RECOMMENDATION CONCERNING ORDINANCE FOR DOCKS, STAIRS, BOARDWALKS IN FR DISTRICT:

Tabled.

4. CONTINUING DISCUSSION: ACCESSORY BUILDING SETBACKS IN RA:

RG: Individual lots are so varied, anything over 3 acres could go to Special Exception.

BP: Is the fee charged reasonable? (Howard: if done at a regularly scheduled meeting, the fee could be waived.)

BP: The PC could create guidelines or criteria for ZBA to use.

Criteria could include: size of building, proximity to dwelling, appearance, winter visibility from road, number of other outbuildings, size of property, proximity to lot lines, etc.

A look at other ordinances of nearby townships shows Ada, Cannon & Cascade do not allow buildings between the dwelling and the road.

Summary: reconsider the fee, take cases individually on lots of a certain size. Examine ordinances in Caledonia, Gaines, and Sparta townships. Gillett to come up with something before the next meeting.

5. SUGGESTED ORDINANCE CHANGES (JIM DOEZEMA): not present.

Motion to adjourn by Gillett. Seconded by Pfaller.

The next meeting is Monday, July 6th at 7 PM.

The meeting was adjourned at 8:55 pm.

Respectfully submitted,

Kate Dernocoeur, Recorder