

**Vergennes Township Planning Commission
Monday, June 3, 2019 Meeting Minutes**

Call to order- Bill Makuski called the meeting to order at 7:03 PM and lead the Pledge of Allegiance.

Roll Call- Members Present: Gillett, Hoffman, Makuski, Peel, Post.

Approval of the Agenda- Rick Gillett motioned and Stephanie Peel seconded to move 3 to 2 and 2 to 3 on the agenda. All Ayes. The Motion Carried.

Approval of the Minutes- Rick Gillett motioned and Jeff Hoffman seconded to approve the minutes of the April 29, 2019 meeting as written. All Ayes. The Motion Carried.

- 1. Rezone Application: Pete Faber- The commission discussed how Pete Faber's desire to make his property commercial follows the Master Plan. Rick Gillett motioned and Stephanie Peel seconded to recommend a rezone of the property from R-2 to Commercial and will be discussed at the next Township Board Meeting June 17, 2019. All Ayes. The Motion Carried.**

Public Comments- None

- 2. PUD Pre-Application Conference- Buena Vista Development - Kyle Visker with Land and Resource Engineering presented the idea of making property off of Triple Oak Drive into a residential development area. The Commission discussed what the amount of usable lots would be due to the topography of the land. The Commission suggested for him to modify the test plan, including the topography, showing it is within the ordinance.**

Public Comments- None

- 3. Ordinance Amendments- Public Hearing**

Public Comments- None

a. Solar Energy- Nate Post motioned and Rick Gillett seconded to recommend it as written at the Township Board Meeting June 17, 2019. All Ayes. The Motion Carried.

b. Other Amendments

Structure Definition

Lake Structures

Flat River Land Alterations

Fencing

Grade Levels

Tents and Travel Trailers

Satellite Dish Antennas

Public Comments - Matthew Vanderwerff) (and father in attendance) of 11000 and 10909 McPherson St spoke at the public hearing and expressed his belief that the Township should not be able to regulate fencing in the agricultural district because it would be contrary to state law under the Right to Farm Act. The Commission discussed that they would add different language exempting agricultural fencing from the ordinance.

Rick Gillet motioned and Jeff Hoffman seconded to recommend at the Township Board Meeting on June 17, 2019, the approval of the recommendation ordinance sections 1, 2 and 3 but in section 4 – to add an exemption of farm fencing based on the Right to Farm Act, and approval for sections 5, 6 and 7. All Ayes. The Motion Passed.

4. Any Other Business- Discussion of looking at whether or not pole barns should be placed in front yards. The Commission heard the history of this from Jeanne Vandersloot but did not see any compelling reason to change the ordinance.

Announcements- Site Plan Review coming up for a building expansion.

General Public Comment Time- None

Adjourn Meeting- Rick Gillett motioned and Stephanie Peel seconded that the meeting be adjourned at 8:15 PM.

Minutes taken by Mallory Keenan.