

Vergennes Township

PLANNING COMMISSION MINUTES

March 1, 1999

as amended

A meeting of the Vergennes Township Planning Commission was held on March 1, 1999 at the Township Offices. At 7:02 PM the meeting was called to order by Chairman Gillett. Also present were Commissioners Alger, Culross, Howard, Jernberg, Nauta, and Pfaller. Absent were Commissioners Dalga and Weber.

APPROVAL OF FEBRUARY MINUTES: Motion to approve by Pfaller, seconded by Alger. All approved.

1. MACKAY PRIVATE ROAD REQUEST: Presentation by Kevin Grifhorst, of Nederveld Associates, who represented Carolyn MacKay. He told the commissioners that a shared driveway is not desirable. Permit has been given by Kent County Road Commission. Eight concerns of Township Engineer Hegarty (attached) were addressed and clarified. Hegarty recommends approval of this request.

Motion by Gillette: Recommend to Township Board to grant preliminary approval as long as the eight bulleted items in the Township Engineer's letter are appropriately taken care of. Seconded by Jernberg. All approved.

2. CONTINUING DISCUSSION: ACCESSORY BUILDING SETBACKS IN RA: Gillette provided a historical perspective as to why this discussion is necessary. Howard provided an evolutionary history of the ordinance. Discussion included size of parcels with 5 acres being the standard used in the past. Also, that construction should be architecturally similar to the main structure. There are two good options: structures built on smaller lots would have to be within a certain distance (e.g. 50 feet) of the house *and* 35 feet from the road. On larger lots with houses set back, the accessory building could not be closer to the road than 150 feet. Accessory buildings should not exceed height of principle residence.

Motion by Gillette: Address this issue at a Public Hearing at the April meeting with the suggested ordinance language changes as discussed. Seconded by Howard, motion carried.

3. DISCUSSION: DRIVEWAY SETBACKS: Historical: 15-foot setbacks were put in place when driveways started getting put on property lines. Township Board requested Planning Commission to see about whether we should make house/ driveway setbacks the same for each zoning district. Driveway setbacks are not required by other townships or municipalities in our area.

Motion by Pfaller to leave ordinance as is. Seconded by Howard. *Voice vote: 3 yeas, 4 nays*, motion defeated.

Motion by Greg Culross to schedule a Public Hearing on the matter of removing the 15-foot driveway setback from the ordinance. Seconded by Alger. Approved on a voice vote: *4 yeas, 3 nays*.

4. LAND DIVISIONS PRIVATE ROAD POLICY: Land Division Act allows certain lands to be subdivided without a subdivision permit. Gillette pointed out that land divisions proposals should be required to have a Public Hearing so that neighbors have an opportunity to comment on the plan.

Motion by Howard to table this discussion until next month to provide time to search for similar ordinances in other towns. Seconded by Alger. All approved.

5. RESPONSE TO REQUEST CONCERNING CHILD CARE FACILITY IN RA:

After much discussion, Howard moved to amend the current ordinance to include day care as a special use in RA districts, with attention given to specific criteria (e.g. being on or near a primary road, sewer, signs, lighting, setbacks, hours of operation, and meeting all State Licensing requirements). Seconded by Alger. All approved.

OTHER BUSINESS: Bill Schreur requested the Planning Commission propose to the Township Board to write a statement of support encouraging the State of Michigan to pursue the acquisition of certain parcels near the State Game Area. Motion by Gillette to write the statement of support. Seconded by Nauta. All approved.

The next meeting is Monday, April 5th at 7 PM.

Meeting adjourned at 10:00 PM

Respectfully submitted,

Kate Dernocoeur, Recorder