

**Vergennes Township
Planning Commission Minutes**

Monday, March 2, 2009

A meeting of the Vergennes Township Planning Commission was held Monday March 2, 2009 at the Vergennes Township offices. Rick Gillette called the meeting to order at 7:00 pm. Also present were Commissioners Baird, Post, and Mastrovito. Assisting the Commissioners was Larry Nix and Kerwin Keen of Williams and Works. Absent were Makuski, Medendorp and Jernberg.

Approval of the February 2, 2009 minutes: Motion to approve by Post, seconded by Mastrovito. Carried 4-0.

Approval or changes to agenda: Motion to approve agenda as presented by Mastrovito, seconded by Baird. Motion carried.

Murray Lake Marina Public Hearing: Steinbrecher indicated a black fence would be installed. Sodium lights currently in use would be changed out when phase 2 of the project was begun. Regarding a memo from Dave Austin of Williams and Works dated 3/1/09 about retention pond; the current pond should be more than adequate to hold water. He will have numbers to back that up at a later date. The existing driveway has no curbing right now. It allows for incoming boats to approach any of the large overhead doors. He feels curbing would be a deterrent to access all doors. He will contact Kent County Road Commission to make sure curbing is not required.

Public Hearing began at 7:04pm. Terry Conley of 11419 Lally, Lowell, MI 49331 indicated Murray Lake Marina has been a good neighbor in current location. Feels change in use at new location would be an improvement. No other public comments, hearing closed at 7:04 pm.

Post questioned why email about retention pond is out so late? Per Kerwin Keen, it was brought up just to make sure all questions would be answered before going before Township Board for decision. Driveway is more of an issue. Property owner needs to contact Kent County Road Commission to ensure he is in compliance with driveway ingress/egress. Is curbing needed? Larry Nix just wanted to make sure things were done properly now and that the Road Commission does not come back at him in several years and accuse him of not following the rules. Steinbrecher would like this issue to go before Township Board by April this year which is the beginning of his busy season. He will be planting the tree buffer in September. Phase 1 is to store boats in field using the building only to shrink wrap them for outdoor storage. He will also install fence in the fall. Other discussion regarding trees along fence line and gate opening.

Motion by Post to recommend to Township Board to approve project with condition that prior to obtaining a building permit for phase 2 of this project, applicant must show proof retention pond is adequate, Road Commission has been contacted with regard to curb cuts and lighting is addressed to meet current ordinance. Motion seconded by Baird. Motion carried 4-0.

Review Proposed Amendments – Private Road. Kerwin Keen spoke about memos sent regarding private roads and the possibility of requiring boulevards. 25 lots situated on a single access road is maximum allowed on private road unless road includes dual drive entrance or is a continuous loop. It is believed that number was copied from Ada Township. No specific reason for “25”. Road Commission has no restrictions on when a boulevard is required. Commission can make this whatever they want it to be.

Gillette suggested the length of the boulevard be $\frac{3}{4}$ or 75% the length of the first property's road frontage or minimum of 100' in rural agricultural district. Further discussion as to if property owner wants driveway to come in middle of boulevard, can a break be made in the middle of the boulevard and then continued on later. Boulevard would need to be wide enough so when the vehicle is turning, it is completely protected by boulevard, no part of vehicle is sticking out in road in either direction.

Boulevard encourages property owner to keep front lots as green space and also keeps traffic away from county road. Could have ZBA handle cases that would want special consideration on where driveway would go within boulevard distance.

Keen has good idea of what commission is looking for in language. He will write up a paragraph outlining what was discussed. Commission will review at April meeting. Once this is approved, a public hearing will be held on entire ordinance and changes made, including bonding.

Mastrovito questioned minimum grade of road before paving was required. Kerwin will advise.

Motion to adjourn meeting by Baird, seconded by Mastrovito.

Meeting was adjourned at 7:55 pm

The next meeting is scheduled for March 30, 2009 (April Meeting due to Spring Break).

Respectfully submitted,
Janine Mork, Recorder