

Vergennes Township

PLANNING COMMISSION MINUTES

March 6, 2000

A meeting of the Vergennes Township Planning Commission was held on March 6, 2000 at the Township Offices. At 7:00 PM the meeting was called to order by Chairman Nauta. Also present were Commissioners Alger, Baird, Culross, Gillett, Jernberg, Lenihan, and Warning. Absent was Commissioner Weber.

APPROVAL OF FEBRUARY MINUTES: Motion to approve by Lenihan, seconded by Baird. All approved.

Motion: Add the Wittenbach Agri-Science Building presentation to today's agenda. Motion by Gillett, seconded by Culross. All approved.

1. SUSPEND REGULAR MEETING (7:02 pm)

2. OPEN PUBLIC HEARING FOR SPECIAL EXCEPTION USE APPLICATION FROM KENT COUNTY ROAD COMMISSION

Presentation by David Groenleer, Director of Engineering for the Kent County Road Commission. The plan is to process and store 40,000 cubic yards of gravel at two pits ("Helmus", off Cumberland Road and "Tower" off McPherson). Both properties owned by KCRC. Gravel to be used in Vergennes Township and surrounding townships. Processing to be done by portable processor, which will do the work, then leave. Trucks to come in on as-needed basis. Gravel not sold or used by other counties. Pit is 50 feet from roads, 150 feet from property lines, and 300 feet from waterways. Area will be reclaimed with 1:3 side slopes, fenced, signed. Dust controlled by same means used on roads. Noise limited to production days. Height of pile = about 30 feet

Questions/comments by Carol Mendendorp (11579 Foreman): Has no intrinsic problem with the excavation. Wants no eyesore when the project is done. Operative for how long/answer: 4-10 years depending how fast gravel is used by Township. Does reclamation include plantings?/answer: no, topsoil is put down so it'll revegetate on its own. Road?/it's in. Will it be visible from Cumberland?/level is below Cumberland, so probably not, but maybe from her house 2000 feet away. Can excavation be moved north?/no. Not practical. If there's a problem with appearance, will they work with citizenry?/yes. Processing time?/about 60 days, 7 am-7 pm. When?/this summer after approval from Vergennes Township and bidding. Comment: 7a-7p in summer is an intrusion, and very dusty.

3. CLOSE PUBLIC HEARING. QUESTIONS, DISCUSSION, MOTION FOR GRAVEL PIT

SPECIAL USE: (closed at 7:22 pm) Have to treat this as two separate applications. One pit to be processed first, then the other, not sure which will be done first. Suggested they do Helmus pit second, and maybe school will have begun again. Will not work weekends. County does sell depleted pits, but with nothing really left to excavate, no use for someone else to mine. Operation Reclamation Plan is needed by zoning (requirement 201.502). Jay

Kilpatrick recommends requiring site plan in motion.

Motion: Recommend to the Township Board to grant the Special Exception Use on the Cumberland (“Helmus”) pit, not to start processing before September 1st & to include a site plan of the Reclamation Plan. Motion by Baird, seconded by Gillett. All approved.

Motion: Recommend to the Township Board to grant the Special Exception Use on the McPherson (“Tower”) pit, to be started at the KCRC’s earliest convenience, & to include a site plan of the Reclamation Plan. Motion by Alger, seconded by Culross. All approved.

3A WITTENBACH AGRI-SCIENCE BUILDING PRESENTATION. Larry Mikulski from Lowell Area Schools administration and Bill Overbeck of Overbeck Construction presented the plan for the building and asked for the Commissioners’ questions. Concerns include:

- being sure students aren’t crossing Vergennes by foot/ will use buses, and it’s a closed campus
- water?/to be provided by small-bore well, and maybe city water later
- power?/Consumers Energy
- hours?/school days & hours, plus possible use by community at other hours (e.g. Boy Scouts, etc.)
- restrooms
- water pressure failure
- sign must meet sign ordinance

Motion: Recommend a public hearing be set for the April meeting. Motion by Gillett, seconded by Culross. All approved.

4. OPEN PUBLIC HEARING FOR ORDINANCE AMENDMENTS: (at 8:05 pm).

5. CLOSE PUBLIC HEARING/COMMISSION QUESTIONS, DISCUSSION, MOTION. No comments being heard, the public hearing was closed at 8:05 pm. Warning expressed concern about section 201.419 (re: stables) when there’s still discussion at the state about how many animals to allow? And the 75-foot side setback seems not to be enough. .

Motions: For all motions, the exact amendment being voted on is written on the document titled “Vergennes Township Public Hearing: Proposed Zoning Amendments” dated March 6, 2000 -- copies of which were distributed to each commissioner. The motion for each item itself is, “Approve this amendment,” with motioners, seconders, and the vote noted as follows:

- **for Section 201.202.** (Definitions Specific Terms) Motion by Gillett, seconded by Nauta. All approved.
- **for Section 201.304.** (RA District - Permitted Uses) Motion by Culross, seconded by Gillett. All approved.
- **for Section 201.308.** (Commercial District - Special Exception Uses) Motion by Jernberg, seconded by Gillett. All approved.
- **for Section 201.309.** (Industrial District - Permitted Uses) Motion by Culross, seconded by Lenihan. All approved.
- **for Section 201.305.** (R-1 District - Permitted Uses) Motion by Gillett, seconded by

- Lenihan. All approved.
- **for Section 201.3075.** (R-L Lake Residential District - Permitted Uses) Motion by Gillett, seconded by Culross. All approved.
- **for Section 201.306.** (R-2 Medium Density Single Family Residential District - G. Floor Area Requirements) Motion by Gillett, seconded by Baird. All approved.
- **for Section 201.408(B).** (Driveways) Motion by Gillett, seconded by Nauta. All approved.
- **for Section 201.404.** (Animal & pet restrictions in residential areas) Motion by Lenihan, seconded by Jernberg. All approved except Warning, who was opposed.
- **for Section 201.419.** (Private Stables) Motion by Lenihan, seconded by Gillett. All approved except Warning, who was opposed.
- **for Section 201.202.** (Definitions - Specific Terms) Motion by Gillett, seconded by Culross. All approved
- **for Section 201.402.** (Section (A), Accessory buildings, construction, timing & location limitations) Motion by Gillett, seconded by Lenihan. All approved
- **for Section 201.402 (A).** (Further amended) Motion by Gillett, seconded by Culross. All approved
- **for Section 201.402.** (Add (C) clause) Motion by Gillett, seconded by Jernberg. All approved
- **for Section 201.402.** (Add (D) clause) Motion by Gillett, seconded by Baird. All approved

6. RESUME REGULAR MEETING

7. PLANNING COMMISSION HANDOUTS OF COMPREHENSIVE PLAN BOOKS & ZONING MAPS. Handed out by Jeanne Vandersloot

OTHER BUSINESS: Noted many people will be away for spring break. **Motion** to change date of next regular meeting of the Planning Commission to Monday, April 10. Motion by Gillett, seconded by Culross. All approved.

Nauta announced that Tara Griffith from the MSU Extension Office will be mapping ag. lands to try to plot those for possible preservation of the integrity of the land, and to get townships to work together to preserve unique land features. Wants to give a presentation to the commission later.

Motion to adjourn by Culross. Seconded by Alger. All approved.

The next meeting is Monday, **April 10th -- NOTE change!**

The meeting was adjourned at 8:38 pm.

Respectfully submitted,
Kate Dernocoeur, Recorder