

Vergennes Township

PLANNING COMMISSION MINUTES

May 1, 2000

A meeting of the Vergennes Township Planning Commission was held on May 1, 2000 at the Township Offices. At 7:02 PM the meeting was called to order by Chairman Nauta. Also present were Commissioners Baird, Culross, Gillett, Lenihan, and Warning. Tardy were Jernberg and Alger.

APPROVAL OF APRIL MINUTES: Weber, seconded by Gillett. All approved.

AGENDA: Motion to approve by Lenihan, seconded by Culross. All approved.

OLD BUSINESS

None!

NEW BUSINESS

1. REQUEST FOR SITE PLAN REVIEW FOR LABOITE CO. TO ERECT A BUILDING IN THE LINCOLN LAKE INDUSTRIAL PARK. Ed Huizinga distributed site maps. Denise Pepin, business owner, is intending to move their company from Wyoming, pending the results of tax abatement discussions. Manufactures, and distributes nationwide, a storage box for ATVs. Been in business 3 years. Does assembly & distribution. Plastics processing work done elsewhere. Five employees total. Usually four 10-hour shifts (6a-4p), except they work 5 days & Saturdays during hunting season and pre-summer.

Noise: air compressor, will be enclosed outside.

Waste materials: nothing really, no painting. Some drill shavings.

No company vehicles. Company trailer. UPS deliveries/shipping. Husband picks up product and they occasionally deliver. Deliveries scheduled after 10 am.

Parking area: would rather wait to pave unless required, re: the cost. Ordinance requires drained, dust-free parking. Owner: we'd have to treat it. They'd have to plan to pave. Builder comment: the other businesses aren't paved. Not a lot of traffic. Question: is the main reason for paving to keep the area dust-free? Yes. Question: if the association doesn't complain, maybe they could hold off paving for now if it's not an issue for the other people in the industrial park. Alger: would paving cause a hardship?/not a deciding factor, but is an area owner hoped to wait to do. Jernberg: what about paving the front half where delivery trucks would be traveling? Ordinance doesn't require paving per se. Hard to require paving when the other businesses aren't paved (they're grandfathered); maybe pea gravel or crushed concrete or something to keep the dust down. Don't want to stifle the business's ability to grow. Gillett: the ordinance did change, but I can see working with the applicant to get them started and ask them to pave in three years or so.

Landscaping plan? Not detailed yet. Will be finished off.

Office building will be split-face block, assembly area will be sheet metal.

Site lighting: one wall pack by overhead doors. Indirect lights on face of the building and entryway. No parking lot lights or lighted sign.

Drainage: drains around Affordable Towing to the creek on the other side of the track. Water doesn't stay on lot. Erosion control during construction will be done right.

Setback on north parking lot/need parking lot dimensions on the site plan.

Jay: notion of deferred parking. Need 15 spaces based on square footage. Parking spaces don't show enough depth and cars might extend into the travel lane. Builder asked what is the set-back and that they could move parking spots into the green area.

Also, re: the truck well: plan doesn't show elevation of the base of the truck well.

Things missing from the site plan and application:

- general description
- Stedfast Construction's street address
- topography to be properly shown
- distance to north parking lot
- percentage of land covered by the building(s)
- specifics about landscaping
- driveway topping plan
- property location on the Location Map needs to be clearly shown
- show that utilities are to be underground

Applicant must also fill out the General Description of Purpose on the application form.

Motion by Weber to recommend passage of this site plan to the Township Board with the provisions listed above, and also including 12 parking spaces around the building plus three parallel in the drive (out of the traffic lane), and to pave within three years. Seconded by Jernberg. Approved: Gillett, Jernberg, Lenihan, Nauta, Weber. Disapproved: Alger, Baird, Culross, Warning (for the record, the disapprovals are regarding the paving issue, not in opposition to the proposed business. All commissioners welcome and are looking forward to working with the new business owners).

Motion to adjourn by Gillett. Seconded by Weber.

The next meeting is June 5, 2000.

The meeting was adjourned at 8:10 pm.

Respectfully submitted,

Kate Dernocoeur, Recorder