

**Vergennes Township
Planning Commission Meeting Minutes
May 3, 2004**

Draft

A meeting of the Vergennes Township Planning Commission was held on May 3, 2004 at the Township Offices. Chairman Jernberg called the meeting to order at 7:00 pm. Also present were Commissioners Kropf, Gillett, Richmond, Nauta, Zoning Administrator Jeanne Vandersloot and Township Planner Jay Kilpatrick. Commissioners Mastrovito and Medendorp were absent.

Motion by Gillett, seconded by Richmond, to approve the minutes for April 12, 2004. All approved.

Motion by Nauta, seconded by Gillett, to approve the agenda as presented. All approved.

1. PUBLIC HEARINGS:

PUD Ordinance Amendment Explanation - Kilpatrick explained the change in the ordinance is to hold hearings in front of the Township Board vs. Planning Commission.

Open Public Comment at 7:03 pm.

PUD Ordinance Amendment - No public comment.

Close Public Comment at 7:03 pm.

Planning Commission discussion and motions:

Motion by Gillett, seconded by Nauta, to recommend the ordinance change to the Township Board for approval. All Approved.

2. Private Road Application – Nauta

Nauta excused himself from the Planning Commission table. Nauta explained he would like to build a private road and is seeking approval from the Township Board to grant a variance for approval of 18' width. He is asking for the exception to be able to serve up to 6 parcels sometime in the future. The immediate plan is to put a house on parcel 2. Jernberg expressed concern of the width because of the potential traffic that 5-6 parcels will generate.

Nauta explained when the initial driveway was put in, it was not in center of easement and now Nauta needs to obtain a 15' easement from his son and brother for grading/ditching area.

Richmond asked how large is parcel 2 and Nauta said it is just under five acres. Jernberg asked if Williams & Works staff looked at the plan and Kilpatrick affirmed and referenced the memo from Dave Austin.

Kilpatrick said the next step is to set a date for a public hearing. Nauta will need to give justification for the variance and Roosien can help with that. Nauta explained his request relates to grading and preserving natural features. Jernberg had concerns that the grading lines are too close and asked Nauta if he plans to pave now or in the future. Nauta replied there is no plan to pave the private drive. Kilpatrick also requested a copy of the maintenance agreement to review before the hearing.

Jernberg asked if there were any other questions from the Planning Commission. Richmond expressed concern that it will be costly to upgrade the road. Jernberg said Nauta is to include in the maintenance agreement that if he is selling the land to other than non-family, to include the amount of the upgrade to

help cover the costs. Jernberg asked for comments from Vandersloot and Kilpatrick. Vandersloot said the plan is missing the parcel width on parcel 1 and the plan needs to include the widths of other lots. Nauta said the plan shows proposed boundaries drafted by Roosien and some future lot lines may change. Jernberg suggested taking the notes to Roosien and then to Williams & Works to make the necessary changes before bringing back to the Planning Commission. Jernberg said that if Roosien has questions they should contact Austin directly to get it resolved quickly.

A Public Hearing was scheduled for June 7, 2004 at the next Planning Commission meeting.

Nauta then returned to the Planning Commission table.

3. Private Road Ordinance - Discuss Amendments

Vandersloot was asked to talk to the Fire Department about with the last proposed changes. Frank Martin, Fire Chief of Lowell Fire Department, said he does not have a problem with 18' roads. He approved the proposed amendment change.

Vandersloot said a copy of the survey from Cascade Township on private roads is included in the packet. She also noted that the Open Space Citizen Committee had supported the concept of narrower private roads, and that some of the members were present. Steve Platt, a member of the committee, asked for a summary of the ordinance change. Jeanne summarized that the proposed ordinance is going to change private drives from 22' width to 18' width with 3' shoulders. He is concerned about preservation of the open space and he does not want to see a wide, open area with weeds. Jernberg said the township's job is to ensure the area is safe for driving on a proposed private road.

Planning Commission Comments

Vandersloot said a Public Hearing had already been held, she thought in December 2003 (it was actually held at the January 2004 Board Meeting). Gillett said his concern is about the fire department issue. Jernberg said to review the ordinance so a hardship is not created for emergency personnel. Richmond also expressed concern with emergency personnel traveling on the roads. Jeanne said they can vary the curves to accommodate the emergency vehicles and will have the Engineer make recommendations. Nauta stated that more narrow roads could have an effect on speed and the primary reason he would like to see the change is to preserve the natural features. Vandersloot said the recommended 18' width is for the road, but the first 100 feet would be 22 feet wide and the cul de sac would remain the same.

Motion by Gillett, seconded by Richmond, to recommend the proposed changes in the ordinance to the Township Board. Nay Kropf. Motion carried.

General Public Comment: None

Vandersloot said there are brochures in their packets for the Alden Nash Corridor Study informal meeting scheduled for May 12 and 19. The Planning Commission was encouraged by Vandersloot, Stone and Nauta to attend. It will be a good opportunity for them to hear what the residents have to say.

Motion by Nauta, seconded by Gillett, to adjourn. The meeting was adjourned at 7:55 pm. The next meeting is June 7, 2004.

Respectfully submitted,

Cindy Sullivan, Recorder