

Vergennes Township

PLANNING COMMISSION MINUTES

May 7, 2001

A meeting of the Vergennes Township Planning Commission was held on May 7, 2001 at the Township Offices. At 7:02 PM, the meeting was called to order by Chairman Nauta. Also present were Commissioners Alger, Gillett, Jernberg, Read and Richmond.

APPROVAL OF MARCH 5, 2001 MINUTES: Motion to approve by Gillett, seconded by Richmond. All approved.

APPROVAL OF APRIL 2, 2001 MINUTES: Not needed - meeting was cancelled due to lack of quorum, which resulted in a cancelled meeting

APPROVAL OF AGENDA: Altered order of items so Open Space Committee could go first. Motion to approve by Jernberg, seconded by Richmond. All approved.

OLD BUSINESS

1. MASTER PLAN UPDATE - COOK REZONING REQUEST. Cook has agreed to drop northern 10 acres as R-3 if the PC will rezone the rest commercial. Land would have to be split. Re: Master Plan Update: will have to have a session to discuss changes.

Discussion about possibility of loss of tax base & annexation; 425 agreement explained.

Proposal: need to form subcommittee to talk to Jay, to look into what to propose as an update for the Master Plan – and do it soon. Gillett proposes all commissioners be involved. Gillett: when you go against your Master Plan, it gets tough in the courts to go against it. Need to understand how to adjust a Master Plan correctly.

Time line goal: public hearing in July for Master Plan changes. At June meeting, aim to discuss this with Jay at meeting(or early if it's a busy agenda).

Commercial zone ordinance also needs to be finished. (Scott and Dean will keep working on this project)

NEW BUSINESS

1. OPEN SPACE COMMITTEE OF VERGENNES TOWNSHIP UPDATE. Three committee members updated the commissioners with:

- purpose and mission statement
- encouragement to attend the upcoming Citizen Planner course at Wittenbach Center on Thursdays
- recent educational forums about general OS concepts (January) and on wildlife habitat program (April)
- ordinance update to include open space as a legitimate reason to request a PUD
- state and county initiatives to support open space (TDRs that cross over township lines, etc.). County may originate a county-wide method for getting money for PDRs.

- the accumulating resource library (idea: include information about open space development options in developers packets)
- the plan to assist with the Vergennes Twp/Lowell Twp at National Trail Day on June 2nd at the Riverwalk in Lowell

2. ORDINANCE AMENDMENTS. Re: proposed ordinance amendments for Flat River District definitions. Background explained by Mari Stone for VT to regulate the area for 300 feet on each side of the river (based on state rules). Also several changes in Article III, 201.307 “FR” Flat River District. Jeanne not here, so schedule public hearing for June 4th and also have her explain the clarifications then.

Re: memo from Jeanne about Industrial District ordinance. We may want to recommend the changes written re: compatible permitted uses to allow certain common uses. Someone wanting a business that’s outside these uses would have to go through the special exception process. Group agreed to cross off the 8th item (re: similar uses).

Motion by Gillett to schedule a public hearing for June for recommended changes to both Flat River District and the Industrial District ordinances, and get more information then. Seconded by Jernberg. All approved.

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

The next meeting is Monday, June 4, 2001.

The meeting was adjourned at 8:25 PM.

Respectfully submitted,

Kate Dernocoeur, Recorder