

**Planning Commission Meeting
Vergennes Township
May 8, 2017**

The meeting was called to order at 7:03 pm by Chairperson Jernberg.

Roll Call – Gillett, Jernberg, Makuski and Rogers were present. Rosema was absent.

Approve minutes from February 6, 2017 meeting – Gillett motioned to approve the minutes from February 6, 2017 as written, Makuski supports. Motion passed.

Approval or changes to the agenda – approved as presented.

1. Public Hearing: New Ordinance Amendments

Jeanne Vandersloot, Zoning Administrator, briefly went over changes to each section.

Flat River District – Terms and definitions were added that are in the state ordinance. New language includes changes to river access stairs, boardwalks, and setbacks for buildings and structures. Also, a path through the natural vegetation strip can be maximum four feet wide to the water's edge for access. Changes to the land alterations to the riverbank and bluff were added. Boundaries of the Flat River now include any creeks or tributaries that flow into the river. Most of the changes come from the state ordinance which was amended four years ago.

Swimming Pools – changed to match the state building code which now allows motorized cover on in-ground pools OR fences and gates.

Lake District Accessory Buildings – small accessory buildings are now allowed on lake property without a house. These have the same setbacks as our minor accessory building ordinance, except they need to be 30' from the lake.

Public Hearing was opened at 7:10 pm

No public comment.

Public Hearing was closed at 7:11 pm.

Planning Commission Discussion

Roberts – spent a lot of time on changes at last meeting. Changes look good.

Gillett motioned to send to Township Board for approval. Jernberg supports. **Motion passed.**

2. Discuss Noise Ordinance Target Shooting Section

Ordinance was sent to Andy at Williams and Works for review of language. He thought it was good after adding the word “excessive” at the beginning. “Excessive noise emanating from the discharge of

Roberts has heard from residents that it should be more clear, giving a time limit, etc...

Vandersloot said it was added to ordinance because 50% of the complaints she receives are from day long shooting sessions.

All agreed there would probably be more complaints down the road. It will have to be revisited. Putting a time limit on target practice will cause more problems. Makuski thinks it should be removed from ordinance completely.

This is a stand-alone ordinance so a public hearing is not required.

Gillett made a motion to send the current language to the Township Board for determination if reference about target shooting should be removed from ordinance or leave as it is with this change. Makuski supports. Motion passes.

3. New Ordinance Amendments Discussion

Landscaping Business Use added to Commercial and Industrial Districts

Landscaping business use needs to be added to commercial and industrial districts. We need to decide if it will be a permitted use or a special exception use. Andy from Williams and Works can add standards.

Building design was discussed. Industrial area requires a building that is more professional looking. That may put constraints on the business owner. The biggest difference would be the amount of equipment stored outside. There will also be mulch and soil inventory on premises. That could be shielded with fencing, etc...

Pete Tabberer, Scenic Expressions, LLC, was present. He wondered if they bought agriculture property, could they run a nursery, sell trees, etc... They can raise plants, etc...Considered a farm based business. They could not have the equipment for business stored there.

Vandersloot will find other examples of commercial district nursery language to add to ordinance. Cascade Township has several in a row on Cascade Road. What district are those in? The applicant has a timeline of sometime next year.

Senior Housing as an Added Use to the RA or Other Districts

Marcia Roth is proposing a retirement village on property at Cumberland and Vergennes. It would be built in 3 phases, independent living, assisted living, and skilled

nursing. Cherry Creek runs through the property. They are thinking of putting the buildings near the woods. She submitted a review letter from our Planner on recommendations for this use from 2005. Our current Planner said the analysis and recommendation of ordinance amendments would still be effective today as from 2005 letter. What does she need to do to make this happen?

Vandersloot will look at ordinances for sample language. Planning Commission would have to come up with definitions of senior housing and then language. She is not sure if Master Plan would need to be changed. It was suggested she also use a PUD which allows for more creativity with layout.

4. Plan for Master Plan 5 Year Review

Does the Master Plan need to be updated? Can it wait until 2018? It is the 5 year time for reviewing the document. Gillett will ask Township Board their opinion. Do they want it updated this year? Is there something they were thinking needed to be changed? Should the commercial district be expanded or residential densities changed? The main thing with residential is that most of the Township does not have water or sewer service.

5. Other Business

None

Announcements

None

General Public Comment Time

None

Makuski motions to adjourn the meeting at 8:18 pm. Jernberg supports.

Next meeting: August 7, 2017