

Vergennes Township

PLANNING COMMISSION MINUTES

Special Meeting
May 20, 2002

A special meeting of the Vergennes Township Planning Commission was held on May 20, 2002 at the Township Office. At 6:35 p.m. Chairman Jernberg called the meeting to order. Present were Commissioners Nauta, Medendorp, Richmond and Mastrovito. Absent were Commissioners Gillett and Read. Also present was Zoning Administrator Jeanne Vandersloot.

This special meeting was called to consider making an adjustment to the lot line on two site condominium developments.

Valleywood Kevin Rude, developer for the Valleywood Condominium project, presented that a recent survey of vacant Lot 9 shows Lot 8 septic system is over the lot line. The owners of Lot 10 are in the process of selling Lot 9. All parties involved agree to move the lot line to accommodate the error. Mr. Rude also provided surveys and site plans to the Planning Commission that detail the error and his proposal to correct the error. Mr. Rude presented other options however, modification to the lot line is the best and most cost effective solution to the problem. The Health Department gave two suggestions to rectify and one was to install a new septic system in the correct yard and the second was to purchase the land from the other lot. Mr. Rude proposes to acquire 3818 sq. ft. property from Lot 9 and give to Lot 8.

The Health Department requires approval from the Township Board to move the lot line so the septic system has the minimum setback on lot 8. At this time, Mr. Rude needs approval from the Planning Commission to be able to present to the Township Board meeting held this evening. Mr. Rude states the Neighborhood Association is also in agreement with moving the lot line and will forward copies of the meeting minutes from last week stating their approval.

Mr. Rude explained that there is still enough square footage to put a septic system on Lot 9 with the modifications to the lot. He explained how changes needed will be done according to the Health Department requirements and Township ordinances.

Jernberg opened questions from the Planning Commissioners. Mastrovito questioned if the plan was to take land from Lot 9 and increase Lot 8. Mr. Rude confirmed that is the plan. Nauta questioned if Lot 9 was sold is there still room for a septic system on that lot? Mr. Rude stated yes and if the Planning Commission is concerned with that, they can make their approval contingent on that. It was asked if Lot 10 was purchasing Lot 9 at this time and Mr. Rude answered yes. Question asked if the owners/buyers considered splitting Lot 9. Mr. Rude said Lot 10 wants to purchase Lot 9 so a house will not be built there but owners of Lot 8 are not interested in paying more money for the additional land. Nauta recommends seeing the change made to the plat map.

Nauta motioned, seconded by Medendorp, to make recommendation to the Board for approval of the modification to the lot line contingent upon receiving the minutes from the Association meeting stating that they agree to the lot line modification; contingent upon approval from Health Department; and contingent upon agreement from the owners. Motion approved.

Jordan Meadows Mike Harding presented that currently, the driveway of his house was constructed in error over a vacant lot. Potential buyers of the vacant lot want to move the lot line to adjust for the error. Harding presented surveys and is proposing to move the lot line to adjust for this error.

Nauta motioned, seconded by Medendorp, to make recommendation to the Board to accept the change as drawn. Motion approved.

Motion to adjourn by Jernberg. All approved.

The meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Cindy Sullivan, Recorder