

# Vergennes Township

## PLANNING COMMISSION MINUTES

Monday, November 1, 1999

A meeting of the Vergennes Township Planning Commission was held on Nov. 1, 1999 at the Township Offices. At 7:02 PM the meeting was called to order by Chairman Gillett. Also present were Commissioners Alger, Dalga, Culross, Pfaller, and Weber. Absent were Jernberg, and Nauta.

**APPROVAL OF OCTOBER MINUTES:** Change “Bra” to “Baar” in one place. Motion to approve by Pfaller, seconded by Culross. All approved.

### **Regular Meeting Suspended**

**7:03 PM Public Hearing Opened, re: “Carlson Farms” PUD**

No public discussion was forthcoming

**7:04 PM Public Hearing closed.**

**Commission Discussion:**

Pfaller: make a straighter line by adjusting the property lines of parcels 34-35

Kilpatrick: had five observations from the October meeting. 1) borings now shown on map. Not all sites bored. Bylaws should reflect need for careful site-by-site check on soils. 2) improved pedestrian path is shown, 3) detail of project sign for Alden Nash not yet provided (Pete Faber: sign would be etched in stone, within sign ordinance requirements). 4) with a phased PUD notion, if project ends up proceeding only partway, Planning Commission should know the potential exists, if a project proceeds only partway through, we aren't left with a remnant that doesn't work for the PUD. Phase I has very little open space, so a part of Phase II should be able to serve as the Open Space for the “unfinished” project, and should be adjacent to the Phase I piece. 5) road construction regarding drainage (Kilpatrick: Township received the letter.). Once these criteria are addressed, Kilpatrick stated he could recommend the project.

Faber also asked about beginning to build one or two model homes when road construction began. To build prematurely requires ZBA variance.

**Motion** by Weber to recommend preliminary approval of Carlson Farms PUD, once the five observations were addressed. Seconded by Dalga. All approved.

**7:22 PM Public Hearing Opened, re: Private Road Ordinance Proposed Amendments**

John DeVries, Alden Nash: asked for a clarification on a discrepancy, which had already been noted and updated proposal forthcoming by Planning Commission.

**7:23 PM Public Hearing closed.**

**Commission Discussion:** Culross clarified 3 types of driveway. Additional “last minute” proposals discussed. Gillett complimented the excellent work done by Greg & Jay, with input from many people.

**Motion** by Weber: Recommend approval to the Township Board, including the last-minute proposals as given at the meeting. Seconded by Dalga. All approved. (See attached document.)

After the vote, point of order question was raised by John DeVries: so many changes were introduced during the commission discussion (after close of public hearing) that it does not give the public adequate opportunity to comment on the final document. So noted.

**7:58 PM Public Hearing Opened, re: Unclassified Special Exception Uses Proposed Amendments.**

Bill Schreur, Sr.: questions about slope. Houses are being built on huge drop-off & rises from the road right-of-way

No public discussion was forthcoming

**8:01 PM Public Hearing closed.**

**Commission Discussion:** dealt with the two wreckers in the industrial district. Kilpatrick suggested there be an “Unclassified” ordinance to take in odd requests, as long as the use given does not 1) create an adverse effect on adjacent properties, 2) is similar to other uses in the area, and 3) does not impair the spirit of the zoning ordinances or intention of the Vergennes Township Master Plan. This option would apply to all districts.

**Motion** by Weber: Recommend approval to the Township Board. Seconded by Alger. All approved.

**RESUME REGULAR MEETING**

**1. Discussion of proposed ordinance amendments from Zoning Administrator:**

201.304 B 5 - R-A District: OK

201.304 B 7 - R-1 district: OK

201-404 B: discuss at December meeting

Lake Residential District: OK

201-602 D: might want to consider differentiating between minor and major accessory buildings, or whether people are putting down a slab or foundation. Anything placed right to the lot line - you have to be mindful of what would happen if land gets developed around the accessory building. Perhaps small utility sheds could be put to the lot line. Have to be careful what sized shed is given full freedom. Jay to define a way to differentiate “major” and “minor.” Discuss at December meeting.

Other Structures used as accessory buildings: underlined language OK.

Setbacks related to accessory buildings: discuss at December meeting.

Dwelling width inconsistency: OK

**2: Discussion of proposed ordinance amendments from ZBA:** are slabs which are used

for turnarounds and basketball considered “driveway”? Should we wait for the judge’s decision? Discuss this further in December.

Motion to adjourn by Gillett, seconded by Pfaller.

The next meeting is December 6, 1999, at 7 PM

The meeting was adjourned at 8:55 PM

Respectfully submitted,

Kate Dernocoeur, Recorder