

Vergennes Township Planning Commission

Monday, November 2, 2009

*Approved 1-4-09*

The meeting was called to order at 7:00 pm by Rick Gillette, acting chair.

Roll Call – Baird, Post, Mastrovito , Makuski, Medendorp were present. Jernberg was absent.

Motion to approve the minutes from the October 5, 2009 meeting by Makuski 2<sup>nd</sup> by Mastrovito.  
Motion carried.

Approval or changes to agenda - motion to approve agenda by Medendorp, 2<sup>nd</sup> by Post . Motion carried.

**1. Proposed Text Amendments – Recreation Facilities: Explanation By Brian Wegener, Williams and Works- Public Hearing**

Explanation - Major change to ordinance is to clarify what uses are allowed in each district.

Setback changes in RA zone for buildings in rural recreation facility increased from 100' to 150' to ROW and 400" to side lot lines. Smaller in other districts. New definitions added and standards for each type. The parking section is amended to serve these new uses.

**Public Hearing** was opened at 7:03; Closed with no public comment at 7:03 pm.

Planning Commission Board Member comments – Medendorp – been over quite a bit. May have minor tweaks in future. No issues with current ordinance. Baird ok with it as is. Ok with all members as is. Motion to recommend approval of Recreational Zoning Ordinance amendments to the Township Board at their next meeting by Medendorp, seconded by Makuski. **Motion carried.**

**2. Proposed Map Amendments Rezone R-1 to R-2.**

Brian did nice job putting together tables to show differences between zoning districts per Gillette.

Mastrovito – Clarified that PC was only looking at area along Foreman and Alden Nash, not to include Pheasant Valley Road and not areas west of Medendorp parcel for zoning changes. Yes. Just along water main with larger parcels.

Makuski – we are only rezoning due to water hookup costs. Do we see development like Alden Nash West in the near future?

Gillette – Not sure there are that many parcels in area being rezoned that can take advantage of smaller lot sizes, maybe three. Lots along water line are narrow and deep. It's possible someone could buy several lots and combine them like Alden Nash West did.

Medendorp – original reason area was master planned R2 was because of proximity to water and possibly sewer lines and that it was close to higher density areas in Lowell and Lowell Township. Want to avoid higher density growth in other areas of township.

Post – what if the rezoning was requested by someone for reasons other than water? Since it is master-planned R2, we would probably allow it.

Makuski – since this is master-planned to be R2 and we are changing the area to be re-zoned to a smaller area, do we need to have another public hearing.

No additional hearing is necessary since we are reducing the size of the rezone. We can go smaller, not bigger.

Makuski motioned to recommend to the township board to change the zoning from R1 to R2 starting at Medendorp parcel and along east Foreman Road and Alden Nash SE up to the high school driveway following the water main corridor, not to include Pheasant Valley Road (as shown in dark lines on the aerial view in the Commission packets.) Seconded by Post.

Medendorp abstained. **Motion Carried.**

3 **2010 Meeting Schedule** – Reviewed dates of meetings looking at first Mondays of the Month thru 2010. Changes were made to accommodate holidays and election dates. The agreed upon dates are January 4, February 1, March 1, March 29 (April), May 3, June 7, July 12, August 9, August 30 (Sept), October 4, November 8, and December 6, 2010.

Reminders from Jeanne Vandersloot to Commission members: Joint planning commission meeting with Lowell and Lowell Township is Tuesday, November 10 at 7pm at Lowell City Hall.

Letter from Open Space Committee to Commission thanking them for the work done on the lighting ordinance. Copy in their packets.

A copy of the approved lighting ordinance is also in the Commission packets. Many changes were made by the Township Board including pole heights and definitions. Review and become familiar with approved ordinance.

#### **General Comment –**

Rick Gillette's term in up December, 2009. Jeanne will get him paperwork to renew his term, if he chooses to do so. He wants to continue on Commission.

Medendorp – not to open a can of worms but he thought the restrictions on animals in the different districts was convoluted and confusing. If something else comes up in the future, we should consider reviewing for clarity.

Post – most of the changes to the animal areas are from 4H families requesting short term allowance in those districts.

Motion to adjourn meeting at 7:30pm by Medendorp , 2<sup>nd</sup> by Makuski. **Motion carried.**

Next regular meeting is scheduled for December 7, 2009.