

Vergennes Township
Planning Commission Meeting Minutes
November 7, 2005

A meeting of the Vergennes Township Planning Commission was held on November 7, 2005 at the Township Offices. Chairman Jernberg called the meeting to order at 7:04 PM. Also present were Commissioners Gillett, Kropf, Mastrovito, Medendorp, Nauta and Richmond. Township Administrator Jeanne Vandersloot was also present.

Motion by Nauta, seconded by Gillett, to approve the minutes of October 3, 2005 with the correction of the date. All Approved.

Motion by Gillett, seconded by Medendorp, to approve the agenda as presented. All approved.

1. Private Road Application – Langlois

No one was present this evening.

2. Retirement Village – Informal Discussion – Marsha Roth

Marsha Roth was present and stated she is gathering information regarding a special use permit to build a retirement village (condos and apartments) on property that may be available at Cumberland & Vergennes. If this is feasible what does she need to do? Jernberg mentioned that there are no sewers at that location. Roth said it has been perked and it is feasible, and title is clear. Jernberg asked if the retirement village would be assisted living or independent. Roth said it will start out as condos or apartments and then next phase will be to add assisted living as the population grows older. Jernberg asked the Planning Commission if this was an item they had looked at previously. Wittenbach said it was at Versluis. He asked Roth what kind of density is being planned. Roth said she does not know at this time and needs direction from the Planning Commission. Vandersloot said it is zoned RA and they could use a PUD. Jernberg asked what their timeline is. Roth said they plan to have something on the property in five years. Jernberg said the Planning Commission would like to work with her and will need to put language in ordinance. Nauta suggested she present this idea to the Township Board and get direction from the Board. Jernberg said there are other things that have already been done and will look into that. Vandersloot suggested another option is to apply for rezoning to R-1 for more density. R-3 is the only district that multifamily is permitted but those areas are planned closer to Lowell. She mentioned there is a new law available called conditional zoning and will get more information for Roth. Nauta stated that it is a nice idea for that area. Roth said with the baby boomers there would be a need for a retirement village such as this. Roth asked if she needs to go to the Township Board meeting. Jernberg suggested she attend the next Township Board meeting and bring a handout with her ideas, plans and mention what has

already been done. The Township Board will direct the Planning Commission and let them know if additional language is needed.

2. **Ordinance Amendment – Rental Storage, No Dwelling – David Steinbrecher**
Vandersloot said that Steinbrecher was at the last meeting and it was approved by the Township Board to add language to the ordinance to use an agriculture building for boat or other RV rental storage. Jernberg asked if there is a time frame they need to work in. Wittenbach said it is to be used this year. He also mentioned the two issues to consider are that 1) there is no dwelling on the property and 2) it is on slightly less than three acres. Vandersloot said the Township Board wants to use a Special Use Permit only. Nauta said that the Planning Commission should have something in the language that will cover existing buildings. Gillette said that what is in place now has worked well but just need some control. Jernberg said that most of the language is in place, and if first two items are not covered will get a special use permit and then control what is being stored. There was some discussion regarding the cost of permits. Steinbrecher said he is okay with the permit fee. Gillett suggested keeping the ordinance the same and add special exception language. He also said that items 1 and 2 could be answered in special exception paragraph. Vandersloot suggested adding language such as “431b Rental Storage Special Exemption without a Dwelling,” and items 3 through 6 would remain the same. Nauta suggested making it a legal lot. Vandersloot said that old farms tend to split off the house and barns from the fields, and three acres might cover most exceptions. Steinbrecher said one of the buildings is on 2.67 acres, but the land behind is 11 acres. Vandersloot suggested adding language to look at surrounding area for compatibility and traffic; the acreage would be considered in each exception. Jernberg asked Vandersloot to bring the draft language for part 431b to next meeting and they will work on the language when Township Planner, Jay Kilpatrick is in attendance.

General Public Comment

Wittenbach suggested that if any of the Planning Commissioner’s term is up soon, they should re-apply. Vandersloot noted that Commissioners Kropf, Medendorp and Richmond’s terms are due to expire and gave them applications.

Motion by Nauta, seconded by Medendorp, to adjourn at 7:35 PM.

Next Meeting: December 5, 2005

Respectfully submitted by
Cindy Sullivan
Recording Secretary