

**Vergennes Township Planning Commission  
Special Meeting/Workshop Minutes  
November 26, 2001**

A Special Workshop Meeting of the Vergennes Township Planning Commission was held on November 26, 2001 at the Vergennes Township Hall. At 7:00 p.m., Chairman Vern Nauta called the meeting to order. All members were present: Dean Alger, Tom Medendorp, Rick Gillett, Scott Jernberg, Vern Nauta, Tom Read, Jerry Richmond.

**Agenda**

The one-item agenda was approved.

**Old Business**

In a meeting earlier this morning, the Township Board tended to not proceed with community commercial but rather incorporate some facets of it into the General Commercial Zoning Ordinance. Copies of the Notes Summary from that earlier meeting were distributed to members of the Planning Commission and were used as a checklist for discussion.

Building Size

Gillette asked where the Board came up with the 20,000 s.f. maximum in the morning meeting. It was answered that a K-Mart, WalMart, etc. would not fit into that size. Vandersloot commented that the numbers were taken from a newspaper article for a Walgreen's proposal for a building in Rivertown Parkway. She also stated that our limit for Industrial is 28,000 s.f. for permitted uses and larger buildings were by Special Use Permit. Richmond commented that a size like that was not unreasonable. Issue was discussed at length and tabled until other items could be covered. A motion was made by Gillette to change the maximum building size from 20,000 s.f. to 10,000 s.f. with a SEUP for larger buildings. Motion was seconded by Jernberg. Motion passed by a vote of 4 to 3 with Alger, Nauta, and Richmond opposing.

The group was in general agreement with all the other items on the checklist:

Lighting

Incorporate Section from Page 6, E. 7, a. through h., from the Community Commercial Section.

Planting Strip

Revise Page 3, E. 4, to read a twenty (20) foot wide planting strip vs. the current ten (10) foot wide planting strip.

Parking

Using Page 8, F. c. 5), "All parking areas and driveways shall be paved." Nothing was decided as to "where" the parking should be.

Landscaping

Use Page 9, p. 1) in its entirety. Also add a sentence about a plan for maintaining vegetation and landscaping.

Materials

Use the same paragraph from the Industrial portion of the ordinance. Present buildings would of course be grandfathered unless work was done on them.

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Lot Area

Vandersloot requested that minimum setbacks be spelled out. After group discussion, it was decided to spell out that a commercial lot shall be a minimum of 17,000 s.f. with a minimum of 100 ft of frontage.

List of Permitted and Special Uses

A list of accepted businesses will be listed. Nauta had the list of those to be incorporated.

Modifications

Use sentence two from G. Modifications, 1 (Page 10):

Applicants must demonstrate that such modifications would not substantially diminish the traditional character of the proposed development and that they would be within the spirit of this ordinance.

And also include a revised portion of G. 2., f. (Page 11):

The Township Board may grant a modification of the requirements of this Ordinance. In granting modifications, the Township Board may impose such conditions as will, in its judgment, secure the objectives and purposes of this Ordinance.

Signage

Vandersloot noted that a maximum sign height is not noted in the current ordinance. She will research sign heights and bring to next Monday's meeting.

Vandersloot was requested to take these items to City Planner, Jay Kilpatrick for final write-up to ensure it is what the planning commission wants.

Jernberg suggested keeping Community Commercial concept as a future option.

Nauta suggested getting the height limitation (church steeples) on the next agenda.

**Adjournment**

A motion was made to adjourn by Jernberg and seconded by Gillette. Motion passed. Meeting was adjourned at 8:37 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Sandy Lindhout". The signature is written in a cursive, flowing style.

Sandy Lindhout, Recorder