

***Vergennes Township
Planning Commission Meeting Minutes
October 3, 2005***

A meeting of the Vergennes Township Planning Commission was held on October 3, 2005 at the Township Offices. Chairman Jernberg called the meeting to order at 7:01 pm. Also present were Commissioners Kropf, Mastrovito and Nauta. Commissioners Gillett, Medendorp and Richmond were absent. Township Planner Jay Kilpatrick and Township Zoning Administrator Jeanne Vandersloot were also present.

Motion by Nauta, seconded by Mastrovito, to approve the minutes of September 12, 2005. All approved.

Motion by Nauta, seconded by Kropf, to approve the agenda as presented. All approved.

1. Public Hearing: Private Road Application

Presentation by Bruce Langlois and distributed plans and cover letter from Kerwin Keen of Williams & Works. Langlois: at this time there are no plans to develop the surrounding property and if so, it will have a main drive off Beckwith. Kilpatrick: the road maintenance agreement does mention how the cost will be apportioned or emergency vehicles accessibility. The rear set backs are noted on plan. The survey indicates seven parcels will have access vs. the road maintenance agreement shows nine.

Langlois: should be seven. Kilpatrick: another issue that needs to be addressed is if there are any improvements required, all neighbors must approve but the owner will pay for the improvements. If that is not addressed in the road maintenance agreement then it can be a problem. There are some issues that need to be addressed on the site plan prior to approval to the board.

Jernberg: should they table the public hearing or continue since they are just now receiving the site plan?

Kilpatrick: it is okay to accept public comments tonight.

Open Public Comment at 7:15 pm

Jacqueline Austin, 285 Lincoln Lake Ave., said she submitted written comments this morning (PC reviewed). She has lived there for seven years and noted there have been four accidents where the cars land in their yard. She expressed concern about the volume of traffic and safety of everyone. Her house sits on Lincoln Lake Ave. directly across from the proposed private drive.

Ed VanTimmeren, 1279 Burroughs, asked the Planning Commission what is the rear set back from the lot line for building in that area. Kilpatrick stated it is 35' in front, 50' in the rear and 10' on the side.

VanTimmeren: would the south lot line be staked and noted? Will there be a full survey done and property lines noted? Langlois: assume so, and lines are staked right now. VanTimmeren: does a minimum one acre parcel apply to that? Kilpatrick: all are R1 zoning, one acre. VanTimmeren: how

does the Natural Rivers Act apply to river access regarding restrictions (relative to rivers and lake front)? Langlois: they will not have river access and it is not stated in the deed. Vandersloot: they are located

outside of the Natural River District.

Langlois: asked if he could comment on Jackie's letter. Jernberg: he can comment when they open it up for discussion.

Close Public Comment at 7:23 pm

Planning Commission Discussion and Motions

Jernberg: Jackie's biggest concern is of safety. Since the Road Commission upgraded and made Lincoln Lake difficult to traverse through. Jackie made photographs and a log of the accidents. She expresses concern for low visibility, safety of anyone in her front yard, the number of vehicles leaving the subdivision and car headlights will shine into her house because her house is directly across from the proposed drive. Safety concerns are noted, but it is a Kent County road. Need to argue the speed limit. We have looked at other options to avoid the headlights. Nauta: could she put large pine trees in front to shield the lights? Kropf: no because she would be liable if anyone crashed into them. Kilpatrick: asked Langlois if he has applied for or received a permit from the county yet? Langlois: They have applied and it has been reviewed but has not been approved. Jernberg: we will need approval or a letter from the County that driveway placement is okay before sending this to the Township Board. Jernberg: the Township Board could ask the County to reduce the speed down to 45 mph but it is not in the Township's control. Stone: has the parcels having access on Lincoln Lake had the driveways approved by the Road Commission and would the placement of the private road affect or be affected by them? Langlois: the Road Commission may require the two lots to share one drive. Jernberg: this is a private road application not a site condo.

Jernberg asked if there were any other comments or questions. There were none.

Jernberg said that Langlois needs to get a letter from Kent County and get it to the Township Board in the next two weeks, prior to the Township board meeting, clarify the language of the road maintenance agreement and that needs to be done in the next day or two so that Kilpatrick and staff and the Township Attorney can review. Suggested Langlois give Kilpatrick or Vandersloot a call on how it has been done in the past. Jernberg said he is not sure how to address the issue of the lights in the driveway. Kilpatrick said if this is moving to the Board it should be subject to a corrected site plan and approval for the driveway for parcels 7 & 8. Jernberg asked if Bruce was trying to put road in this fall and he stated yes. Nauta commented that this project has consistently come in at the eleventh hour and suggests to postpone for another month.

Motion by Nauta, seconded by Mastrovito, to table the private road application until there is clarification and modification made to the road maintenance agreement, approval from Kent County for the driveway application and a site plan that shows the parcel to the east and the entire lots. All approved.

2. Public Hearing - Site Condominium Application – Alden Nash West

Presentation by Rick Pulaski, Nederveld Associates, and Rick Hansen. The rezoning was granted and a site condo application has been submitted. Enhancements have been made to the site. There are now 37 lots vs. 38. The entire boulevard will be landscaped. There will be an evergreen buffer at lot 37 at the south end. Street lamps will be incandescent downcast fixtures. Street sanitary plan is on the master deed and the master deed has been submitted to the Township. Jernberg asked what is the size of the sign. Pulaski stated it meets Township requirements, 4' x 8'. Jernberg ask Pulaski to briefly describe, for the people who live in Pheasant Valley, what the intended earth change tree removal will consist of. Pulaski said he proposes to leave in the most natural state, limiting the earth change, and will leave most trees alone; some of the trees will be taken out for road and houses, but are planning to leave as many as they can. Kilpatrick distributed a report to the Planning Commission tonight. Kilpatrick said this is consistent with the rezone plan that was approved this past spring. The site plan is complete and the private road plan is complete. Noted a discrepancy in plants in the boulevard, there is no irrigation proposed for the landscape features. Private road standards require 30', they have 26', but the Board can approve this. Narrow roads promote slower speeds. The road maintenance agreement is addressed in the master deed. Kerwin's comments express concerns about grades at the intersections. Apprehensive to approve (reasons noted in letter), and these concerns need to be addressed. Would recommend to move forward.

Open for Public Comment at 8:03 pm

Susan Walter 1035 Alden Nash. It looks like they are working well with neighbors. Asked who is Turtle Lake Investments, a new business? Hansen: Same. Walter: Asked where will the tree line be, wants to make sure they have their tree lines. Walter will meet with Hansen and stake for her property line. Walter expressed concern with the degradation of property. Asked for a timeline. Hansen: once approved by the Planning Commission, they will start in October or November, begin paving in April, and will have a home ready for the Parade Homes.

Closed Public Comment at 8:10 pm

Planning Commission Discussion and Motions

Jernberg asked if there is any language that needs to be adjusted. Kilpatrick: yes, there is a letter stating concerns and changes. Hansen: not a problem to make changes. Jernberg asked if there were any other modifications. Kilpatrick: it needs to be explicit about Kerwin's modifications.

Hansen: regarding the plants in the boulevard, he wants to put in something there that will look nice and withstand traffic and snowplows, but it is a waste of money to put in small plants that the salts will kill. Vandersloot asked if he has a road entrance permit. Rick: they have to do some road improvements, but have a verbal approval and requirements to follow and will get the permit soon.

Kilpatrick's Items

1. 400' median, landscape in boulevard and smaller trees and evergreens the rest of the way.
2. Evergreen buffer should be 17 evergreen trees at least 6' high at the south end of retention pond.
3. Irrigation of the median. (Hansen is planning to irrigate the median and it has been accepted on the application).
4. Road grades accepted.
5. Reduce or show fire truck access on the island cul de sac.
6. Work with Kerwin to verify drainage easement.
7. Road width waiver approved.
8. Lots 28/29 drainage to the retention pond with approval from the Township Engineer.

Motion by Mastrovito, seconded by Nauta, to proceed with recommendation to the Township Board with the following contingencies 1. modification to the Road Maintenance Agreement based on the attorney's language, 2. modification specifically to the lighting, 3. engineers to talk with Kerwin for proper water runoff for the water retention pond, 4. accept the 26' road way width, 5. on Kayden Lane 50' slope at 10% which has been approved by the Planning Commission tonight, and on Reese Lane 50' also approved by the Planning Commission tonight. All approved.

3. Industrial Site Plan Review – Finish Line Systems

Craig Evans submitted a site plan last month, made adjustments and submitted a new one. Evans stated the landscaping to include seeding and eliminated the sign. Did receive notes this afternoon that the drawing does not show 80% coverage on the front and it is being fixed and will be at 80% frontage materials. Proposing to take block product up to 15'4" to make acceptable. Jernberg noted that all lot line issues are now listed. Kilpatrick reviewed items in the letter, recommends site plan approval with condition that the building conform to 80%, which Evans mentioned they will fix that.

Motion by Kropf, seconded by Mastrovito, to approve the site plan on the condition per Kilpatrick's notation that the future sign, if so desired, meet specifications of the Township ordinance, and the building conform to 80% frontage materials. All approved.

4. Public Hearing - Grand River Veterinary Hospital – Special Use Permit

Presentation from the Grand River Veterinary Hospital, proposing to move from Lowell city and will be staffed with two doctors and nine staff members, working two shifts. Kim Mast and Roberta Zech present to answer questions. Jernberg asked if there have been modifications from what they've seen in the past. GRVH rep: yes, it's the same plan they looked at on August 15, 2005. Kilpatrick confirmed. Kilpatrick: there are several issues that go back to June 2004. The Planning Commission needs to decide and formalize if it can be treated as an unclassified special exception use within this district. The site plan is complete, but is lacking detail on sign and lighting. Parking is okay, exterior finish needs to be 80%. Also animal waste and biohazards need to be addressed. There are some comments from the Township Engineer on storm water, and it looks sufficient and they will be managing water on site. The application must meet five requirements:

1. public health, safety and welfare
2. compatibility with neighboring properties
3. any hazards or nuisances
4. surrounding property values
5. compatible with master plan and area

There are three things the Planning Commission needs to do:

1. approve unclassified use
2. approve special exception use
3. approve the site plan

There are five site plan conditions:

1. signage needs to meet Township requirements, if they plan to have a sign
2. lighting needs to meet Township requirements
3. building exterior face needs to be 80% frontage materials (vinyl siding not listed but future acceptable materials are approvable)
4. dumpsters are to be enclosed and animal waste disposed of properly
5. site plan consistent with Township Engineers review

Open Public Comment at 8:56 pm

Nancy Wills 535 Woodlot Ct. in Belding, new caretakers of the cemetery. Parish has been consulted. Wills commented they are watching and learning about the area and have no issue with the new building. Thanked the GRVH staff.

Closed public comment at 8:57 pm

Planning Commission Discussion and Motions

Motion by Nauta, seconded by Mastrovito, to approve the unclassified use per Kilpatrick's notes. All approved.

Motion by Nauta, seconded by Kropf, to recommend approval for the special exception use per Kilpatrick's notes item #2. All approved.

Motion by Mastrovito, second by Nauta, for the site plan approval providing the comments Kilpatrick made

- a. signage based on Township ordinance
- b. lighting downcast
- c. existing proposed exterior finish are acceptable
- d. dumpster with closable unit with a gated 6' fenced enclosure maintained by a standard waste management company
- e. per Kerwin Keen's engineering review, make revisions. All Approved.

5. Informal Discussion – David Steinbrecher (boat storage)

Steinbrecher asked if he needs to get a special use permit to store boats in the Kropf barns on Alden Nash. He has purchased some of the property and has stored some overflow boats there for years. He has the marina up for sale but would like to continue storing boats. Nauta asked if he is servicing the boats. Steinbrecher said he is only storing boats. Jernberg stated he must use the buildings properly for what they were intended for. Those buildings were built for agriculture. There was further discussion about the ordinance and what the intention was at that time and should now include stipulations in the ordinance. Kilpatrick suggested amending ordinance. Steinbrecher wants to use the buildings for rental storage. Jernberg said the Planning Commission needs more time to review the request. Baird said the Township Board should be able to do something. Kilpatrick said some ordinances have a temporary use clause and maybe this would work for this year and then work on amending the ordinance the rest of the year. Nauta said he thought this request can get resolved. Baird commented that he is in favor to store boats but not other things. Jernberg said the Planning Commission will work on something with Kilpatrick & Vandersloot and the Township Board for this year and then put something in place for next year. Will vote on it at next Board meeting.

6. General Public Comment Time - None

Motion by Nauta, seconded by Kropf to adjourn meeting at 9:19 pm.

Next meeting November 7, 2005.

Respectfully Submitted by,
Cindy Sullivan
Recording Secretary