

# Vergennes Township

## PLANNING COMMISSION MINUTES

Monday, October 4, 1999

At 7:00 PM the meeting was called to order by Chairman Gillett. Also present were Commissioners Howard, Jernberg, Culross, Nauta, Alger and Pfaller. Absent was Weber and Dalga. **Motion** to approve minutes of the September 7, 1999 meeting by Pfaller, seconded by Nauta. All approved.

**1. FORMAL APPLICATION FOR CARLSON FARMS PUD - PETE FABER** - Jack Baar, from Nederveld Associates, presented the plan for Faber. 125 total acres, with 30% conserved. 25% of the conserved space is wetlands. Kilpatrick told the Planning Commission that the PUD plan as presented accomplishes a lot of what we want it to do. The intent of the ordinance is to offer 125% of possible density in exchange for the retention of open space, and the combined acres of limited common element and open space exceeds the total needed. (They show 31.1 acres, and all they need is 28.12) Kilpatrick made the following comments:

- Public Hearings at both the Planning Commission and (required) Board meetings would be desirable to allow neighbors adequate input.
- Soil borings to be done before the 1<sup>st</sup> Public Hearing (area has some tight soils).
- Setbacks - They must meet rear, but not all sides.
- Access for Open Space and Common Elements is not shown on the plan, and should be depicted. Limited Common Elements may be left out.
- The Southern cul-de-sac is lengthy. He suggested joining the two courts, maybe with a pedestrian path. Also, the scenic easement on the North end is good, but he feels there is room for improvement on the South. There is some question on the Southern Open Space.

Baar spoke regarding soil borings - Health Department has reviewed and found sand in all but one at 2 to 10 feet - they felt that no pressure mounds or sand filters will be needed. He stated they would have no problems with 25 foot sideline setbacks. As for the open space access issue - they will look at providing access, but prefer not to connect the roads. The pedestrian access/connection sounded like a good idea, and he will include one in the re-write. There was discussion regarding traffic flow, and Gillett commented that he would like to see a plan with the roads joined, with ingress and egress available on two sides. Question was asked if 12 and 13 could have open space easements on the road frontage. Kilpatrick suggested a small landscape plan to encourage natural plantings to screen from Alden Nash.

**Motion** by Alger, seconded by Culross, to approve the PUD plan as presented, with the addition of a pedestrian path to join the two cul-de-sacs, and contingent on, 1.) the acreage shown is accurate, 2.) a soil boring report is attached to the plan, and 3.) the location of the development sign is depicted. Motion carried.

**Motion** by Nauta, seconded by Jernberg, to hold a Public Hearing regarding Carlson Farms PUD at the November Planning Commission meeting. Motion carried.

**2. DISCUSSION ON PRIVATE ROAD ORDINANCE AMENDMENTS:** Kilpatrick reviewed the changes, and comments and suggestions were made. (9/27/99 memo from Kilpatrick) Changes noted: 1.) number of copies of plan submitted upped to 13, 2.) add documentation of lot split approval, and 3.) need to offer a variance option - the ZBA does not have the authority as currently written. Questions: Mandated surfaces - Kilpatrick felt it would be best left to the engineer to look at on a case by case basis. How necessary is it to require easements on private roads, since underground utilities are not always going to be used? Kilpatrick pointed out that we don't know what things will be like in a hundred years. They're nice to have, even if never used. Pfaller **motioned**, Nauta seconded, to set a Public Hearing regarding the proposed changes to the Private Road Ordinance at the November meeting. Motion carried.

**3. DISCUSSION ON REQUEST FOR CONSIDERATION OF ORDINANCE AMENDMENT TO ALLOW FOR UNCLASSIFIED USES:** Discussion referenced the 7/28/99 memo from Kilpatrick. He commented that it is not unusual to have unspecified uses allowed as Special Exceptions. They would have to go through the same process to obtain a permit, involving a public hearing and notice, and the Planning Commission could restrict as it saw fit. Howard **motioned**, Culross seconded, to hold a Public Hearing in November on the proposed additional language. Motion carried.

**4. PUBLIC HEARING DATE FOR COMPREHENSIVE PLAN -** Most recent redraft was reviewed. Alger disagreed with references on pages 49, 51 & 52 to bike paths and greenways, calling them "niceties". Culross suggested language that allowed them if wanted, and removing the statement "should be planned". Language at the end of this section will be inserted stating that "greenway corridors may be considered". Regarding High Density Development, it was decided to allow in Medium Density Development areas of Sections 33 & 34 within certain criteria. Motion by Alger, second by Pfaller, to approve the draft language, and hold a Public Hearing on November 22, 1999. Motion carried.

Howard noted that at the 9/21/99 ZBA meeting, several language clarifications were suggested. These will be brought to the November meeting for review.

Motion to adjourn by Howard. Seconded by Nauta. The meeting was adjourned at 9:15 PM. The next meeting is November 1, 1999.

Respectfully submitted,

Mari Stone, Recorder