

October 1, 2018

Vergennes Township

Planning Commission

7:00 PM Rick Gillette called the meeting to order.

Roll Call- Present: Gillette, Makuski, Post, and Peel. Absent: Rosema.

Approval of the Agenda- Bill Makuski motioned and Stephanie Peel seconded to approve the agenda as written. All Ayes. Motion Carried.

Approval of the Minutes- Bill Makuski motioned and Stephanie Peel seconded to approve the minutes of the July 9, 2018 meeting as written. All Ayes. Motion Carried.

Kent County Central District Communication Tower

- The Kent County Dispatch Authority presented the plans for the 300 foot tower at the 1000 Cumberland location. Their hopes are to place the tower on property owned by the Kent County Road Commission and have worked out an agreement with them. The Dispatch Authority has also spoke to the Township Planner and has agreed and is meeting the terms within the Township ordinance. If the tower is de-commissioned, it will be removed in a timely manner. The project is planned to improve the over-all safety communication from the central dispatch office with the Fire and Ambulance units. The Kent County Dispatch Authority is requesting zoning reclassification as well as a special use permit.
- The Commission questioned the setbacks and the acreage of the property. The property is a little less than 100 acres and the tower is within the setbacks required except to the north but the tower is designed to fall in a smaller area so that can be approved. Andy, the Township Planner, explained that he sees no concern with the tower. The Dispatch Authority has met the requirements set by the Township ordinance enough to move the project to a public hearing.
- Bill Makuski questioned the rezoning of the property. Is Rural Agricultural (RA) the best classification for this property considering it's owned by the Kent County Road Commission? Andy stated that he did not think there was a better classification for the property and Rick Gillette agreed.

Rick Gillette motioned and Nate Post seconded to send the Kent County Central District Communication Tower special use permit and rezoning to a public hearing set for Monday October 29, 2018 at 7pm. All Ayes. Motion Carried.

Harvest Meadows PUD

- Phase two of the Harvest Meadows PUD project was explained by one of the project managers. He states that the soils in that phase near the private eye brow do not support the septic systems that the homes would require. They moved the private eyebrow and pushed the homes

back to allow the septic systems to be in the front yards as well as follow the setback guidelines for the future houses. The property lines were also adjusted to ensure a smoother flow around the turn and throughout the rest of the project. This change also allowed them to remove the unpopular corner lots.

- Andy, Bill, and Nate stated that they felt the lots flowed smoother and agreed with the changes. The lot numbers stayed the same and they have no problem with these changes as presented.

Rick Gillette motioned and Bill Makuski seconded to send the proposed phase 2 plans to the Township Board for approval based on the nine (9) items Andy Moore reviewed. All Ayes. Motion Carried.

11665 Lally - Variance

- Bill Makuski recused himself from the discussion and voting.
- Mr. Roelofs requests a variance regarding his dock and boat in order to continue use of his lake frontage because he only has 20 feet and cannot meet the setbacks in the dock ordinance. Previous owners and himself have always had a dock and boat there and he showed proof of that with an early aerial map. He also requests that the variance move with the property so it is continued to be enjoyed in the future.

Rick Gillette motioned and Stephanie Peel seconded to approve a 2 foot variance from the property lines for the dock/boat combination that will continue with the property when/if it sells. All Ayes. Motion Carried.

Zoning Ordinance Amendment Solar Energy

- The commission discussed the subject with Township Planner Andy Moore and chose to table the subject for the October 29, 2018 meeting while they do more research and Andy makes some changes per the discussion.

Up Coming Meeting Dates

October 29, 2018

December 3, 2018

March 4, 2019

June 3, 2019

September 9, 2019

December 2, 2019

Rick Gillette motioned and Bill Makuski seconded to adjourn the meeting at 8:31 PM. All Ayes. Motion Carried.