

Planning Commission
Vergennes Township
October 10, 2016

The meeting was called to order at 7:00 pm by Scott Jernberg, Chairperson.

The Commission welcomed their new member, Bob Rogers. He replaces Mike Mastrovito.

Roll Call – Gillett, Jernberg, Makuski, Rogers, Rosema were present. None absent. Also present were Jeanne Vandersloot, Zoning Administrator and Andy Moore from Williams and Works.

The minutes from the August 8, 2016 meeting were accepted with a motion by Rosema, support by Gillett. Motion passes.

There were no changes to the agenda.

1. PMSI Site Plan Review

Andy Baer, Architect and Doug Powell, President of PMSI and Ryan Ysseldyke, Civil Engineer were present. PMSI is purchasing two lots in the OE Bieri Industrial Park. They make computer components for running poultry systems. They are proposing a 12,000 square foot building with an additional 3000 square feet of office space on the main level and 3000 square feet of office space upstairs. They currently have 20 employees, hoping to increase it to 40 in the future. They will be utilizing a community drain field septic system. The building is planned to be 28' tall to accommodate racking and for office space. They will submit floor plan to determine parking needs, landscaping and lighting plans. The building is designed to accommodate expansion if needed in future. There are no animals on the premises. They have to follow strict bio-hazard rules. There will be no semi-trucks parked onsite. They will drop/load and leave.

There was discussion about room for fire department to access ingress/egress. There was an emergency thruway through other park, but it was blocked due to misuse. Something must be worked out with that owner to get agreement for emergency use. There are no hydrants there so the fire department would utilize water shuttle and it is preferred they loop around.

Williams and Works is recommending approval to the Township Board based on 10 points outlined in his memo.

Makuski made a motion to approve the site plan with conditions outlined by Williams and Works and to recommend approval to the Township Board. Gillett supports. Motion passed.

2. Upcoming New Ordinance Amendments

- a. Flat River District – passed out draft; this needs to be passed by Spring, 2017. Because a concrete path was built to access the river this year, a definition of structure will be added according to the Natural Rivers Ordinance by the State, as well as other points.
- b. Swimming Pools – Vandersloot is still working on the language but ours needs to be updated to meet new building codes. Mostly about fencing/pool covers.
- c. Lake District Accessory Buildings – We have a few properties with accessory buildings without a house on lakefront property. It is not allowed in our ordinance but Grattan Township allows it under certain conditions. We will mirror their ordinance. Vandersloot will write something to allow it.
- d. Fairgrounds Language – due to the possibility of the Kent County Youth Fair seriously looking at property in Vergennes Township, we must add language to make it an accepted use. We currently have nothing allowing fairgrounds in our ordinance.

3. **Set 2017 Meeting Schedule.**

The Planning Commission is required to have four meetings annually, usually one per quarter. Five meetings were set, with ability to add more if warranted. Dates for 2017 are February 6, March 6, May 1, August 7, and November 6.

4. **Member Expiring Terms –**

Bob Rogers is filling out remaining term for Mike Mastrovito so he needs to be re-appointed. Scott Jernberg is other member up for re-appointment. They need to fill out application forms again. Their terms end December, 2016.

Announcements

Don't forget the joint Planning Commission meeting on October 24 with Lowell Township and the City of Lowell. A good topic of discussion would be the fairgrounds. Let Jeanne Vandersloot know if there are any other topics you want added to the agenda.

Citizen Comments

Beyond Haywood lives in Rolling Creek neighborhood. His father was killed at intersection of Parnell and Bailey several weeks ago. He believes the intersection is unsafe and is wondering who to contact to get something done. Pam and Al McQueen were also present. Their son avoided a fatal accident several years ago at same intersection. There needs to be a four way stop or regular stop lights here. People drive through there too fast.

Tim Wittenbach, Township Supervisor, commented that the intersection was reconfigured several years ago with a safety grant. The County keeps track of accidents at each intersection and makes decision on what is priority based on gathered information. He suggested they contact the Kent County Road Commission with their concerns and he would do the same.

Rosema motioned to adjourn the meeting at 8:18 pm. Makuski supported.

The next meeting is the joint PC meeting on October 24, 2016 at the City of Lowell at 7:00pm.
The next regular PC meeting is February 6, 2017.