

**Vergennes Township
Planning Commission Minutes**

**Monday, October 27, 2008
(November Meeting)**

A meeting of the Vergennes Township Planning Commission was held Monday October 27, 2008 at the Vergennes Township offices. Rick Gillett called the meeting to order at 7:03 pm. Also present were Commissioners Makuski, Baird, Post, Gillett and Medendorp. Jernberg joined the meeting late. Mastrovito was absent. Assisting the Commissioners was Dave Austin of Williams and Works.

Approval of the August 25, 2008 minutes: Motion to approve by Baird, seconded by Makuski. Carried 7-0.

Approval or changes to agenda: Approved as written by Makuski, seconded by Post. Carried 7-0.

Review Private Road Proposed Amendments

Dave Austin of Williams and Works reviewed the memo sent by Ryan Kilpatrick dated October 17, 2008. There was discussion among the commissioners regarding Letter of Credit versus bonds. If the developer goes bankrupt, the letter of credit is no good. Better to have a bond in place. The changes will give the Township the ability to ensure the project is completed as proposed. The decision to accept the changes as proposed is tabled to the next meeting.

Discussion of the Boulevard requirement for cul-de-sac streets – There are no standards for how long the boulevard can or should be. Ada Township has an ordinance that requires it for 15 or more lots. We were proposing one after 25 lots. Not sure there is much need for a definitive ordinance on this. How often will it come into play. Discussed Causeway Drive and Alden Nash West entrance. If continuous loop like Causeway, residents closest to entrance just go the wrong way anyway to avoid going all the way around. Could have breaks in landscaping to allow turnarounds every 5-10 homes. Dave Austin will get more information on Boulevards and have at the next meeting for further discussion.

Tim Wittenbach questioned how to determine if a job has stalled and the Township should step in to get it finished. Dave indicated that that would be part of the initial agreement with the developer. He should have a timeline as to how long the project will take to complete as well as costs. If not completed as agreed upon, then the Township could step in or work something out with the developer to get the job done.

Share & Discuss Joint Area Planning Commission Meeting

Al Baird attended the meeting. City of Lowell is redoing their master plan. They are reviewing their lighting ordinance. Lowell Township is reviewing their temporary sign ordinance. They are currently at 21 days and are looking to increase to 60 days. They are trying to get in line with the City. Nothing going on in Vergennes Township. The next joint meeting is in April and Vergennes is hosting.

Public Comment

None

Meeting was adjourned at 7:55 pm, Motion by Makuski, seconded by Jernberg. Carried 7-0.

The next meeting is scheduled for December 1, 2008.

Respectfully submitted,
Janine Mork, Recorder