

**Vergennes Township  
Planning Commission Minutes  
October 30, 2000**

**7:04 pm - The meeting was called to order** by Chairman Nauta. Members that were in attendance were Culross, Jernberg, Alger, Nauta, Warning and Weber. Absent were Gillette, Lenihan and Baird.

**Motion to correct minutes** of September 25, 2000 meeting by Weber, seconded by Alger. Correction was: "Baird moved to table the issue of rezoning, seconded by Alger". The minutes stated that there was not a second to the motion. Unanimous approval.

**Motion to approve minutes as corrected** by Alger, seconded by Weber. Unanimous approval.

**Motion to approve minutes** of October 2, 2000 meeting by Culross, seconded by Warning. Unanimous approval.

**Headwaters PUD home development**

Joe Host, Headwaters PUD Home Development, represented by Ron VanSingel presented what had been done to meet the PUD ordinance of Vergennes Township and the history of that process. That being done, Mr. VanSingel asked that Mr. Host's request be presented at a public hearing. Jernberg asked Kilpatrick if there was double counting. Kilpatrick said "yes" but this is not excluded from the ordinance. Jernberg asked does he have enough open space – Kilpatrick said yes. Jernberg and Alger and Nauta asked for various clarifications. VanSingel, Kilpatrick and Vandersloot answered questions.

Kilpatrick recommended to move process to public hearing and he and Township Attorney would look over the materials handed out at the meeting. Culross moved to hold a public hearing on Headwaters, seconded by Jernberg for December 4 meeting with proposing the paved portion of the road not be considered as open space. Unanimous approval.

**Pheasant Valley private road/split**

Marcy Tawney representing Sam Tawney (present at October 2 meeting) asking for a waiver of the private road ordinance to split their lot from 10 acres into two 5-acre lots. This split requires them to upgrade the road and to adhere to other requirements of the ordinance. The gravel is up to spec of ordinance, but the cul de sac is not. There is not a maintenance agreement with the lot owners, only informal procedure. Commission asked in October for the Tawney's to look into upgrading the cul de sac and see if the residents would agree to a maintenance agreement. She presented changes in the site plan showing the upgrade plan to the cul de sac.

She handed out an approved version of a maintenance agreement by the Township attorney. She has not shown it to the residents as yet. Not sure of their reception of it as they have not had any

problems yet and why do they need one. Mrs. Tawney asked the Commission what would happen if residents don't sign the road agreement. She was told that there had to be some type of written road maintenance agreement on file at the Township per the ordinance. The waiver could still be an option depending on if the residents will sign and adopt the agreement. Vandersloot said those that would not sign the agreement would not be bound by it.

Motion by Culross to hold a public hearing on the proposed split/private road at the December 4 meeting, seconded by Weber. Unanimous approval.

### **Lowell Area Schools – new elementary school building**

Jim White approached the Commission informally about the proposed new 400-student school on the NW corner of Lally and Alden Nash. Mr. White presented a schematic of the intended school. Placement of building and pickup and drop-off points in the plan were discussed.

Mr. White stated that the sewer capacity was adequate. Mr. Herwyer, Grattan Township Supervisor confirmed that there was capacity in the system and explained why and that approval would be subject to the Grattan Township Board with certain requirements being met.

Culross asked about effect on future access to the system. Herwyer said that there would be an effect. He also said that the capacity at sub-station 4 would be limited to 21 more parcels for hookups in the future.

Mr. White told the Commission that the building is planned to be open in fall of 2003.

Bob Walters presented what the building looked like in a 3-d model. He stated that sloped roofs would give a residential look. The outside would be masonry or decorative block. A colored layout of the school and related areas on the property was presented. Mr. White stated that the site was chosen because of the large number of students in the area and the access to sewer. Mr. White asked for feedback. The school was not sure how they would handle fire suppression at this time.

Jernberg questioned the placement of buses on the site as to their appearance from the road. He was told there would be screening and about 8 buses would be left on site.

Mr. White stated that the school's intent was to keep smaller neighborhood elementary schools. Questions about capacity of the school when it opens. The Commission was told that the state will not allow schools to be built much over projected capacity. An addition would be done if capacity fills to the maximum. The building will be designed for additions in the future. Mr. White stated that it would be several months before they come back for the formal Planning Commission process.

### **Proposed 2001 meeting schedule**

Vandersloot passed out a proposed schedule of meetings for 2001. Members to look it over and decide on actual meeting dates at the December 4 meeting.

Alger moved to adjourn, seconded by Culross. Unanimous approval.

Minutes by Mark Weber and Jeanne Vandersloot