

Vergennes Township

PLANNING COMMISSION MINUTES

Tuesday, September 7, 1999

A meeting of the Vergennes Township Planning Commission was held on Tuesday, September 7, 1999 at the Township Offices. At 7:01 PM the meeting was called to order by Chairman Gillett. Also present were Commissioners Alger, Dalga, Howard, Jernberg, Culross, Nauta, and Pfaller. Absent was Weber.

APPROVAL OF AUGUST MINUTES: Motion to approve by Nauta, seconded by Alger. All approved. With that, the regular meeting was suspended.

OPEN PUBLIC HEARING: Lincoln Lake Auto Special Use Application with amendment for impound storage area and used vehicle dealer's license:

The public hearing was opened at 7:03 PM. Gillett requested public comment. There being none, the public hearing was closed, also at 7:03 PM.

The Commission discussed the application. It was noted that there is a need for drain pans under the autos & for contents of them to be disposed of in an approved manner. Also, regarding a question about dismantling of cars, the applicant stated that by the application he is not requesting to do that.

Motion by Nauta/seconded by Howard: Using the Special Use Permit granted Affordable Towing (across the street) on 8/16/99, the motion was made to recommend to the Township Board of Supervisors to approve this application using the same language as on the Affordable Towing document, and adding the following:

- applicant is not to dismantle cars for parts
- pans must be placed under all autos and contents disposed of in an approved manner.

All approved.

REGULAR MEETING AGENDA:

1. PRIVATE ROAD APPLICATION BY JAN & SUE BOMERS:

Copy of Hegarty's report distributed. Applicant needs to specify certain elements regarding: detention basin, engineer's stamp on plans, easement language for drainage ditch, building envelopes for 100-year flood.

Motion by Culross to recommend to the Township Board to accept the application once Hegarty's recommendations are met. Seconded by Nauta. All approved.

2. DISCUSSION ON PRIVATE ROAD ORDINANCE AMENDMENTS:

The goal: to make an ordinance which helps the Township avoid controversy between property owners over a private arrangement, but which also provides appropriately for emergency services. One consideration: have enough distance between

roads (esp. on high mph roads) that people turning onto the road don't interfere with flowing traffic too often (it takes 6 seconds to go 500 feet at 55 mph). Good idea to stay within county standards. The trigger requiring paving would be 20 lots (not 11) with a waiver if the access road is gravel. Paving would be required when the access road got paved. Four foot shoulders are adequate. Maximum length combines well with the number of people allowed on a single-access road. Make sure potential problems are addressed in a good maintenance agreement Add that a "buyer beware" document be recorded. Discussed examining current process of numbering lots & create a standard to use in the future. Discussed if there should be public hearing for private road applications - sentiment was that this is a good idea. Some questioned if the 500-foot standard was excessive. Interest in retaining rural character was pointed out. Cautioned also to avoid off-set intersections from one side of the street to the other. Should add language to have proposals show what's across the street for both safety and aesthetics. Naming of private roads - private road owners should be encouraged to name the road for safety/access purposes. Alger cited delays in updating maps for emergency services. Should roads should have the "NE, NW, SE, SW" designation?

Jeanne Vandersloot requested the following:

- In 6b(1) - replace 20 day timeframe with "next Township Board meeting."
- In 6b(2) - change 14 days to 7 days
- In 5a - state "2 to 4" instead of "2 but less than 5."

Jernberg suggested where a paved road meets gravel (or vice versa) that the turn area be of the same or similar surface re: safer turns. Jay suggested letting the Township engineer make a recommendation on a case-by-case basis.

Alger: invite the KCRC to come comment on numbering concepts.

Agreed to invite the KCRC to the October meeting and revisit this discussion in November.

3. DISCUSSION ON REQUEST FOR CONSIDERATION OF ORDINANCE AMENDMENT TO ALLOW FARM ANIMALS AS A SPECIAL USE IN R-3 DISTRICT:

Clarification: the Commission is not being asked to rule for the specific family in question which has 4+ acres in the R-3 zone. Being asked to consider the general concept. However, 3 neighbors of the family making the request called to oppose that request.

Howard suggested allowing 4-H and FFA projects depending on the size of the lot and density of people, and length of project.

Motion by Pfaller: Table this until the Master Plan discussion is complete, to see how it relates to the Master Plan. Seconded by Nauta. All approved.

4. INFORMAL DISCUSSION WITH PETE FAVOR FOR POSSIBLE PUD IN R-A DISTRICT ON ALDEN NASH:

Favor has 125 acres on Lally & Alden Nash. Wants PUD zone. Showed three maps, one the conventional showing 34 lots, the others showing two clustering concepts

resulting in 42 lots. Commission suggested he come back with more accurate maps to accurately determine the PUD bonus.

5. SCOTT BENJAMIN RE: 2ND SPLIT ON WILDVIEW ROAD:

Question: if he has two parcels that front onto Vergennes and want nothing to do with the Wildview maintenance agreement or services, does he need to count them when counting his lots with an eye for when the paving requirement kicks in? If the two have legal access to his private road, the answer is yes.

Culross also suggested that an inventory be obtained of what has been done in the township prior to now.

Motion to adjourn by Howard. Seconded by Nauta.

The next meeting is October 4, 1999.

The meeting was adjourned at 9:40 PM.

Respectfully submitted,

Kate Dernocoeur, Recorder