

Vergennes Township
PLANNING COMMISSION MINUTES
September 9, 2002

The meeting was called to order at 7:00 PM by Chairman Jernberg. Also present were Commissioners Gillette, Kropf, Mastrovito, Medendorp, Nauta and Richmond. Kendra Wills, a representative from the from United Growth for Kent County Project and MSU Extension office, presented a certificate to Tom Medendorp and congratulated him for completing the MSU Extension Citizen Planner class. She passed out materials about the course, and encouraged the other commissioners to take it as well.

Approval of July 29, 2002 minutes. **Motion by Nauta**, seconded by Gillette, to approve the minutes. All approved.

Approval of/changes to Agenda: **Motion by Nauta**, seconded by Medendorp, to approve the agenda. All approved.

Kazemier private road application. Mrs. Kazemier explained they want to put in a private drive for three to four houses. Jernberg asked if they currently live on private drive and she stated they do and they are parcel A. Kazemier's gave the maintenance agreement to Jernberg. Jernberg said the Planning Commission will review the site plan and maintenance agreement and will schedule a public hearing next month. **Motion by Nauta**, seconded by Gillette, to schedule a public hearing next month. All approved.

Equine Medical Properties unclassified special use.

Mr.Scobell, of Dan Vos Construction distributed a handout. Ms. Vandersloot reviewed the project and requested more information for a 30 foot greenbelt or the fencing area; requested additional information on the light types; changes were made to the drive configuration to better reflect the parking requirements and ease of getting the horse trailers through the parking lot. Other than those changes the site plan has stayed the same. Present here tonight to discuss an unclassified special use permit status for this property, which is zoned industrial. Also, requesting of the Planning Commission to hold a special meeting and have a Public Hearing on September 16, 2002 and make recommendation to the Township Board at scheduled meeting of September 16, 2002 or October 7, 2002. Jeanne will prepare the necessary documentation to submit to the Lowell Ledger to meet timelines. Jernberg asked Jeanne what are the requirements for public notice. Jeanne said she would need to put the notice in the Lowell Ledger by Tuesday morning (September 10th). Mari Stone asked if there is enough time to get notices out to the property owners and Jeanne said she would also need to do that by Tuesday morning. Jernberg asked Jeanne in regards to special use for this particular piece of property the way it is zoned now versus going to commercial what does the ordinance require? Jay said unclassified uses are intended to be similar to other uses in the district. They are proposing that this facility is comparable enough to industrial uses. The Planning Commission should determine if the use is close enough and then make recommendation to the Township Board who will make the final approval. Three issues to consider 1) Does the use have no adverse effect on the adjacent property? 2) Is it similar enough to other uses in the district? 3) Is it in compliance with the Master Plan? Jernberg asked for the next meeting to elaborate on "per Kent County standards."

Motion by Nauta, seconded by Gillette, to approve project as an unclassified special use and to hold a special meeting with a Public Hearing on September 16, 2002, at 6:00 PM. for a site plan review. All approved. The applicant agreed to pay for the special meeting.

Further Discussion held:

Jernberg questioned the hauling of waste off-site; how long will it be stored on-site? During the busy season the manure won't be there more than 30 days. A company will supply an enclosed dumpster and when the dumpster is full it will be picked up. Also considered paying local farmers to haul manure. Jernberg expressed concern with smell from the manure. Medendorp wants to see on the site-plan where the dumpster will be located and more about the lighting. Jernberg asked if there are any backlights. Will use a cutoff fixture. Jernberg asked what is the fence type. Ordinance dictates height of six feet within the greenbelt area. Neighboring landowners are also interested in changing to industrial or commercial in the future. Jernberg said the Planning Commission would take under advisement. Jernberg asked if there were any other questions. Gillette said screening does not make sense in an industrial area. Jernberg said dumpster for manure needs to be screened. It was suggested that they might need fencing in case an animal got loose. Jernberg said to be prepared with some options next week.

Cook Mini-Storage unclassified special use.

Application for Jim Cook Jr. Ray Zandstra, representing Jim and Birdie Cook, asked for an unclassified special use permit for a mini-storage facility. Request to be added to the special meeting agenda for next week. Jernberg asked how long would the current building remain. Zandstra said the existing building is generating an income and will come down when ready to build proposed building D, E and F (after building A, B and C). Zandstra explained this is a twenty-four hour operation with a keypad and gate. Lights are downward illumination mounted on side of building and no pole lights. Jernberg asked for spec cut sheet of possible light fixture to be used. Jernberg asked where Consumers Power is going to put power lines? Ray did not know but if necessary will pay to relocate. Medendorp said the plan needs to include construction materials and landscaping. Ray explained green areas on plan are maintained grass as proposed landscaping and have intentions of putting something there to landscape the site. Medendorp wants to see more detail landscaping on the site plan.

Motion by Mastrovito, seconded by Nauta, to approve the project as an unclassified special use and to add the site plan review and public hearing to the agenda of the September 16, 2002 special meeting. Jernberg requests both parties split the fees for the special meeting. All approved.

VFW Facility informal discussion.

John is considering purchasing the property adjacent to the proposed Equine Medical facility. Looking to build in the industrial area because they want to get the most amount of square footage for the least amount of money. The building looking at would be a steel or pole building. Will be a good neighbor. Would like to also use the building for a bingo hall or receptions during evening hours or weekends. Do not plan on a lot of traffic. Asking the Planning Commission tonight if they are agreeable to this type of structure. This would not be an industrial type of structure. John asked about signage requirements on a shared drive that is

already proposed. May share drive with equine facility for easement. Jernberg said if the equine facility could potentially share the drive it needs to be documented on the equine facility's site plan. Mastrovito asked if the structure would be a single or two story building? John said it would be single story, there would not be a full kitchen just a warming kitchen and there would not be a bar. Jernberg asked Jay what are their options? Jay said if they were to approve it as a special exception they would have the right to establish any conditions and those can be lifted on a future application. John asked what is consensus. Jernberg said they have nothing to look at to say yes or no but it might be an idea they would consider. John to talk with Jeanne regarding signage questions.

Ordinance Amendments.

Memo dated August 22, 2002 - Revised Open Space Preservation Development Ordinance

Copies of the memo from Jay Kilpatrick outlining revisions to the ordinance was distributed. These changes are mandated by State to be offered in the ordinance. Jeanne has already reviewed and made recommended changes and/or comments. Al commented 100 foot is too much for a creek setback. Gillette says this 100-foot setback is talking about specific groups of clusters. The Health Department and DNR will oversee that regulation. **Motion by Gillette**, seconded by Nauta, to put the Revised Open Space Preservation Development Ordinance to a Public Hearing on October 7, 2002. All approved.

Memo dated July 18, 2002 - Amendment to PUD Language of the Zoning Ordinance

Jay made a couple of changes. The amendment will recast the PUD ordinance; does not offer a density bonus; offers a more flexible design on projects; no additional density for residential and no intensity for commercial or industrial projects. The new PUD would be approved as done currently as Special Exception Uses as recommended by the Planning Commission and approved by the Township Board. The PUD is more an innovative development form that might preserve open space but offer an opportunity for other uses that are consistent with the Master Plan.

Motion by Gillette, seconded by Nauta, to put the PUD language amendment on the October 7, 2002 meeting and Public Hearing. All approved.

Memo dated August 28, 2002 - Amendment to Site Condo Standards

These changes bring the Ordinance in line with what is currently being done. It does include a change in new language referencing mobile home condominiums. Another change is to make the Zoning Administrator responsible for accepting applications for site condominiums instead of the Township Clerk. Also, minor changes to be reviewed and approved by the Zoning Administrator instead of going to the Planning Commission and Township Board. This ordinance coordinates with the Open Space and PUD ordinance. **Motion by Medendorp**, seconded by Gillette, to put Amendment to Site Condo Standards on the October 7, 2002 meeting and for Public Hearing. All approved.

Motion to adjourn by Kropf. Seconded by Richmond. All approved. The meeting was adjourned at 8:53 PM.

Respectfully submitted,
Cindy Sullivan, Recorder