

**Vergennes Township Planning Commission
Special Meeting
September 16, 2002**

Chairperson Jernberg called the meeting to order at 6:00 p.m. Present were members Medendorp, Gillett, Nauta, Richmond, Mastrovito, and Kropf. Also present were Planning Coordinator/Zoning Administrator Vandersloot, and township planner Kilpatrick.

A motion to accept the agenda was made by Nauta, seconded by Medendorp.

Equine Medical – Special Use Permit and Site Plan Review - Mark Scobell, of Dan Vos Construction, was present to review the 8 items of concern listed on a review by Kilpatrick. He presented a revised site plan, including information on screening, lighting, and a plan for containment of manure.

- Will utilize an access drive rather than a shared drive
- Site plan now includes a recessed dumpster for manure collection – will contract with a bio-waste company to collect and take off site
- Signage – will take Commissions advice
- 18 parking spots proposed – 1 for each 200 feet of office space and 1 per stall
- Will use cut-off fixtures for outdoor lighting – photos and specs provided
- Screening – plan gives basic existing screening to the north, fence on east side

The Public Hearing was opened at 6:10. Allan Baird expressed concern with the animals getting loose. What safety plan will be in place? Applicant Bunn responded that 99% of the horses he sees are used to handling and trailers. The property is desirable because of its safe location – has leased space on M21 for 7 years and has never had an animal escape. The hearing closed at 6:15.

Discussion – The commissioners agreed that the Special Use is a suitable one. **Gillett motioned** to recommend to the Township Board to grant a Special Use Permit to Equine Medical, Nauta seconded and the motion carried.

Site Plan Review - There was discussion on the manure containment system. Bunn noted that he had investigated both closed and open systems, and that the open ones performed better.

Regarding the setback issue of where the front lot line is interpreted, Kilpatrick recommended the adjustment, noting that we are setting a precedent, but that it is a rare situation. Lighting was discussed, and Medendorp commented that the proposed fixtures are on the right track, but that the lens still projects out and there are others available in which the lens is totally hidden.

Nauta asked about the fence along the north side of the property. Bunn has proposed a split rail with a few trees – a “horse farm” look. Medendorp asked about waiving the 6’

screening requirement – properties to the north and west are residential. A short discussion noted that there is a railroad to the west, and the property to the north is master-planned Industrial, further north is planned Commercial. Discussion regarding signage – Bunn would like a sign on Lincoln Lake at the drive entrance. The drive will be on an easement, and the ordinance does not permit off-premise signs. However, if the sign were a development sign that could be used by another business on the drive, it would be permissible. Bunn could also put another sign on or near the building.

Motion by Medendorp, seconded by Gillett, to recommend the Township Board grant site plan approval for Equine Medical with the following contingencies:

1. That a solid fence be used at the northeast corner of the property extending along the east line to the first angle, then 15 feet additional and then convert to split rail to screen the business from the house and yard on Lincoln Lake. The rest of the fencing can be split rail on the north line.
2. The use of a lighting style like the “Impact” line by Cooper Lighting, as submitted with the plan.

Motion carried.

Whistle Stop Mini Storage – Special Use Permit and Site Plan Review - Ray Zandstra, of V-Tec Engineering, represented owner Jim Cook, Jr., presented a revised site plan, and addressed Kilpatrick’s concerns:

1. Future use of existing three buildings – Cook said they are presently used by the family to store various items and other storage rental. They have proposed evergreen screening from the mini storage buildings. Plan to remove one as the facility is expanded into next phase.
2. Parking area for storage – Kilpatrick agreed that the requirements are excessive for this use, but a few extra spaces are warranted. He suggested a future ordinance amendment.
3. Sign height – new plan covers this.
4. Lighting – they would like to use high-pressure sodium, and presented depictions of the type.
5. Building exterior – no problems complying with the ordinance.
6. Concerns regarding storage of hazardous toxic and flammable materials – this will be addressed with renters in the mini-storage contract.

The Public Hearing was opened at 6:47 – there were no comments, and the hearing was closed.

Discussion – Nauta asked that a copy of the contract form be provided for the township files. Cook will provide when he has it completed. They have become members of the National Self Storage Association, and commented that the group has been helpful in this area.

Motion by Nauta, seconded by Medendorp, to recommend approval of the Special Use Permit contingent on receipt of the contract form for township files. Motion carried.

Site Plan Review – Kilpatrick noted that the access drives to the existing buildings should be shown on the site plan using an easement. Concern is that there could be a future unplanned use, especially if the property should change hands. He suggested showing the area as a phase II, and creating an easement to the buildings which should be shown on the plan as well. Also, there should be at least one handicapped parking area next to the office door.

Sign lighting – not planning to internally light. Will be a downcast light attached to the sign. Medendorp noted that the proposed building lighting does not comply with the ordinance. **Motion by Richmond**, seconded by Mastrovito, to recommend that the Board approve the site plan as presented. Motion carried.

The meeting adjourned at 7:05.

Mari Stone, Recorder