

VERGENNES TOWNSHIP
Regular Meeting Minutes
February 16, 2004

DRAFT

The regular meeting of the Vergennes Township Board was called to order by Tim Wittenbach at 7:00 p.m. in the Vergennes Township Hall.

Members Present:	Tim Wittenbach	-	Supervisor
	Mari Stone	-	Clerk
	Jean Hoffman	-	Treasurer
	Al Baird	-	Trustee
Member Absent:	Vern Nauta	-	Trustee

Change to minutes of January 19, 2004 noted by Jeanne Vandersloot to Jeanne Vandersloot Comments section, first paragraph, second sentence on Page 2, should read "Grattan Township attorney, who wrote proposed keyhole ordinance....." and fourth sentence to read "It has worked well for them for 10-12 years." Minutes of the January 19, 2004 Regular Board Meeting stand approved as amended. Motion by Baird, seconded by Hoffman, to approve bills as read with the addition of \$550.00 for Front Entry Closet. **Motion approved.** Motion by Stone, seconded by Hoffman, to approve Agenda as written. **Motion carried.**

Public Hearing – Bill & Debra Makuski Special Use Permit for Temporary Dwelling.

Open: 7:05 p.m.

Makuski's would like to construct modular home on their 20 acre parcel for use by Mrs. Makuski's parents until such need is no longer necessary. They presented the Board with a site plan. This construction is in addition to their primary residence already situated on the parcel and would be completely removed at a time when it is no longer in use by parents. They have not acquired approval by Kent County Health Department yet. If their sewage system is inadequate to handle two homes, they will install another septic system

Matthew VanderWerff, 1100 McPherson. Concerned with waste disposal and its seepage into surrounding farm acreage. Also stated that a split of the property is in violation of Land Use Act.

Bill Schreur, Flat River Drive, speaking for his parents who own land immediately adjacent, noted that his parents are in favor of the construction if the Township Board permits the variance.

Jeanne Vandersloot, Zoning Administrator. Ordinance provides for a special use permit to erect another temporary home on a parcel.

Luke Klein, 1050 Parnell. No objection to putting another home on the 20 acre parcel however would be concerned if this was allowed on less acreage.

Tim Howard, 1000 Parnell. No problem with the modular home construction.

Mari Stone read three written comments received by the Board:

Adam & Annette Mayton -. Believe a stick built home would be more acceptable.

Heather & Luke Klein - Concerned with smaller parcels being allowed to erect second dwellings. Have no problem with second home on 20 acre parcel.

Bill & Joanne Scheur, Bailey Drive - They are ok with the proposed modular construction.

Close: 7:15 p.m.

Unfinished Business:

1. Discussion held regarding draft Township Attorney Use Policy. Matter tabled for further discussion.

New Business:

1. Makuski Request for Temporary Dwelling Permit. Stone noted there was a similar issue present before the Board in 2002 by the Morgans. The Township Attorney constructed language for an Agreement regarding the second dwelling. Items covered in the document were as follows:

- Occupancy by original occupant only.
- No commercial use.
- Quality and type of dwelling
- Well and sewer approved by Kent County Health Department
- Building permit
- Occupancy permit
- Meet ordinance requirements
- Screening
- Annual inspection by Zoning Administrator
- Default Agreement – i.e. lien on property enforcing removal with all fees paid by owners.

Board concurred that permit be issued contingent upon mutual acceptance of an agreement governing the second dwelling. Baird made a motion, seconded by Hoffman, to grant Makuski special use permit per ordinance section 201.415 for construction of a temporary modular home at Location No. 2 noted on the submitted Site Plan and upon mutual acceptance of a written and signed agreement outlining details of the use. The agreement should cover the points listed above. **Motion approved unanimously.**

1. Kent County PDR Applicants. Stone presented list of residents who are applying for land preservation under the Purchase of Development Rights Program through the Kent County Agricultural Preservation Board. The County buys easements on farmers' property land the easements act like deed restrictions and stipulate that the land must always remain in agriculture. The County uses federal funds matched at the township level to purchase the easements. With federal matching, the funds from the LACF (\$50,000) grant and a Vergennes' benefactor, the County will be able to purchase \$1.1 million worth of development rights. Seven farmers owning a total of 626 acres applied for the PDR Program. The Board needs to grant approval to the applications. The applications then go through a scoring process which evaluates land based on its viability as farmland and looks at soil quality, proximity to other farms, and also municipal investment which give lower priority to land situated near existing infrastructures such as water and sewer lines. Stone made a motion, seconded by Hoffman, to approve all applications submitted. **Motion approved.**

2. Planning Commission Recommendations:

Dwelling Minimum Square Foot Amendments. Motion by Stone, second by Baird, to approve the dwelling minimum square foot amendments to the Zoning Ordinance as Amendment 2004-1 as recommended by the Planning Commission.

Roll Call Vote:

Yes – Stone, Wittenbach, Baird, Hoffman **Motion approved.**

Review Temporary Animal Permit Language. It was unanimously agreed by the Board to return Temporary Animal Permit Language document to Planning Commission for further work.

Special Joint Meeting with Planning Commission, Township engineer and Township Board to be held on March 8, 2004 at 6:00 p.m. to discuss proposed Private Road Ordinance amendments.

4. **Report from February Fire Board Meeting.** Fire Board meetings held quarterly. Fire Chief to send weekly reports by e-mail to Clerks of three municipalities. Township needs to submit a letter of support for Englehardt funds to be granted toward purchase of second fire truck. \$100,000 was given towards purchase of first truck. Bids to be awarded after disclosure of dollars, if granted, by the Englehardt Fund.
5. **Schreur – Vergennes Plat #5 Final Approval.** Motion by Baird, second by Stone, to grant final approval to Schreur Vergennes Plat #5. **Motion carried.**

Citizens Comments

Question to the Township Board by Geoffrey VanderWerff asking if there is any policy with respect to protection of agricultural land by way of a checklist or set of standards and thereby protect farming economy within the Township. Board concurred that there are very few tools available to townships to do this - within the law, landowners are allowed to sell or retain their property as they so desire.

Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Mari Stone, Clerk