

Vergennes Township

Regular Meeting Minutes

January 19, 2015

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

Members Present: Tim Wittenbach -Supervisor
 Rick Gillett -Trustee
 Duane Rasch -Trustee
 Jean Hoffman -Treasurer
 Mari Stone -Clerk

The motion to approve the agenda was made by Gillett; seconded Hoffman. **Motion Carried.** The minutes for the December 2014 meeting were accepted with a correction to item #9, Resolution Supporting 911 Calls. The Treasurer's report was read and approved as presented. Motion to approve the invoices was made by Jean Hoffman; seconded by Rick Gillett. **Motion Carried.**

Public Hearing – Nugent Builders - Site Plan Review and Temporary Dwelling Agreement

The Public Hearing was opened at 7:05. The applicants need a side yard variance from the Board for their new home, and approval for a Temporary Dwelling Agreement to continue to reside in their existing home until the new one can be occupied. Dave Steinbrecher, of 11319 Lally, is selling the owner a small piece of his adjacent property for the new home, and expressed his opinion that this project will serve as an improvement to the neighborhood.

Guest – Lisa Plank, Executive Director, Lowell Area Historical Museum – Ms. Plank distributed the annual report from the museum, and summarized the exhibits and attendance for the Board.

Unfinished Business:

1. Nugent Builders – Special Exception Use Permit and Temporary Dwelling Agreement

Matt McCambridge of Nugent Builders was present as the Permittee. He had appeared at the December meeting making the request to hold a Public Hearing on the issue. A 10 foot side yard setback on the west property line is needed – this is consistent with the Lake Residential zoning district. He agreed to deposit \$7500 into a Trust and Agency account with the Township for demolition of the old house, which should occur when the new one is given Certification of Occupancy. Motion by Gillett, seconded by Hoffman, to approve a Temporary Dwelling Agreement that includes a \$7500 escrow deposit, and to grant the Special Exception Use Permit allowing a 10 foot side line setback on the west property line. **Motion Carried.**

New Business:

1. Rezoning Application – DAS Holdings LLC and DHS Holdings LLC

Dave Rapp presented the rezoning application which would take the property from R1 to R2, allowing 17,000 square foot lots and 100 foot road frontage. The development will be done in phases, and will use public water and individual septic systems. Gillett commented that the request is consistent with the Master Plan. Rapp told the Board that the developers will be working with neighboring property owners Lowell Little League on walking paths, connections and green spaces between the two properties.

Neighboring property owner Deb Pavek, of 907 Alden Nash SE, had spoken at the Public Hearing and requested to buy a sliver of property to square off her parcel and accommodate her existing driveway. Rapp told the Board he has initiated contact and will follow up with Pavek.

Motion by Wittenbach, seconded by Gillett, to adopt **Ordinance 2015-1**, approving the rezoning of the 98 acres of property known as 910 Alden Nash SE from R1 to R2. A roll call vote was taken.

Rasch, Stone, Wittenbach, Gillett and Hoffman – yes. The **Motion Carried**

2. SEUP Request - Annency Group LLC / Enwork Building Expansion

Dave Powell, owner, was present to discuss the request for an expansion to the Enwork facility on Christopher Dr. The 28,000 square foot addition will expand their distribution center, and make room for eventual office space realignment. There will be 3 loading docks. The business has grown 400% since 2011 when they opened, and they have 50 employees. Microsoft and Tesla are clients.

The rear line of the property abuts OE Bieri Industrial Dr., but has no access rights. Township Planner Williams & Works has recommended adding a condition to the SEUP approval that notes this fact. (See Jay Kilpatrick memo dated January 5, 2015)

Gillett motioned to approve the Site Plan and Special Use Permit for the Enwork building expansion, with the condition that no access rights are granted to OE Bieri Industrial Drive. Stone seconded, and the **Motion Carried**.

3. Zoning Ordinance Amendment – Accessory Buildings on Adjacent Vacant Lots

Current standards in the ordinance sections addressing Plats and Site Condominiums do not allow the combination of lots in districts other than RA. The proposed amendment would extend this to other residential districts. The Planning Commission has recommended approval. Motion by Gillett, seconded by Wittenbach, to adopt Ordinance 2015-2, amending Section 201.402, 13. A roll call vote was taken.

Rasch, Stone, Wittenbach, Gillett and Hoffman – yes. The **Motion Carried**

Lowell Area Fire Authority Update - Wittenbach noted that a grant request will be submitted to the LACF for the air packs. The replaced fire truck will be auctioned off for selvedge and/or non-service uses. It was noted during discussion that the LAFA lacks a purchasing policy. Stone motioned to recommend that the Lowell Area Fire Authority develop and add a purchasing policy to the authority's agreement. Gillett seconded, and the **Motion Carried**.

Citizens Comments: Landon Nethercott was present, and Stone introduced him to the Board, noting he will be taking the minutes starting in March. He will replace several members of the Moore family who have been providing this service for the last 8 years. Stone noted that the Moore's are moving from the area, and we will miss their presence in the township. Nethercott is a senior at Lowell High School, and plans to attend GVSU.

Zoning Administrator Jeanne Vandersloot told the board that the complaint regarding the auto restoration business on McPherson has been resolved. The owner met with Vandersloot and Wittenbach, and is applying for a Home Occupation with an Accessory Building.

There were no other citizen comments.

Meeting adjourned at 8:20 pm.

Respectfully Submitted,
