

VERGENNES TOWNSHIP BOARD

Regular Meeting Minutes

January 20, 2003

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
	Vern Nauta	-	Trustee
	Al Baird	-	Trustee
	Jean Hoffman	-	Treasurer

Motion by Nauta, second by Baird, to accept Agenda as written noting addition of Item 4 under New Business – Construction Board of Appeals Appointment. **Motion approved.** Motion by Baird, second by Stone, to approve as amended the minutes of the Regular Meeting held on December 16, 2002. The amendment concerned Item 2., New Business: substitute "...Planner's review..." rather than "...Engineer's review...". **Motion carried.** Bills approved as read.

Guest – Perry Beachum, Lowell Community Trail Committee. This project materialized through initial talks regarding Lowell Area Community Fund. Funds were used to initiate a Preliminary Study regarding creation of a multi-use trail connecting townships/city/schools/parks, cost and maintenance dollars, and preliminary thoughts and ideas regarding location and type of trail. Three phases of construction. Not looking for tax dollars to build trail – will apply for grants with matching funds by entities such as Wege Foundation, etc. The committee is still studying maintenance funding sources. Phase I (approximately 3 miles) to connect Wege Natural Area/Wittenbach Center, Cooper Woodland, Cherry Creek Elementary, Creekside Park to Stony Lakeside Park with a footbridge to Lowell Township Riverfront Park. In future, possible tie in to rail system to Greenville, North Country Trail and/or a connection to Ada Park. Some concerns identified were safety, noise, and possible curfew/use hours. More comprehensive data/dollars to be available in February.

Public Hearing – Terry Horrigan, Nursery and Landscape Home-Based Business (Grand Rapids Landscaping). Public Hearing opened at 7:50 p.m. Terry Horrigan not in attendance. No public comments. Public Hearing closed at 7:55 p.m.

Wittenbach read aloud the Zoning Administrator's memo regarding Horrigan nursery and landscape home-based business request for 20 acre property located at 13500 Downes. Reviewed Home-Based Business Ordinance with Mr. Horrigan. It is a permitted use. One pole barn already located on property-use to store vehicles. Vehicles must be screened from street and adjacent property. Future building and two small greenhouses. No more than three employees. 49% of dwelling can be used for home-based business. 6' tall screen/double row of pine trees with number of trees shown on plan being the minimum number of trees required for screen. Business needs to stay residential/not retail. Driveway permit to be issued by Kent County Road Commission. Horrigan wants assurance from Township Board that he can obtain

approval for this home-based business before actually purchasing property. Motion by Stone, second by Nauta, to approve Special Use Permit for Horrigan's nursery and landscape home-based business at 13500 Downes conditionally upon property purchase with copy of deed to Township; sign Zoning Compliance Permit Application for home-base business; and comply with screen stipulation of 6' trees in minimum number shown on plan with immediate replacement of any tree that dies out. **Motion approved.**

Unfinished Business:

1. **Fee Schedule Amendment and Forms Approval.** Fee Schedule amendment to include Pre-Application Conference Fee Agreement needs more research as to legality of charge according to Township Attorney Doezema. Township loses dollars as they end up paying for planner's time in initial meeting with developer; just want to cover expenses for professional fees. Tabled.

Motion by Nauta, second by Hoffman, to approve Site Condominium Development Plan Construction Permit form. **Motion approved.**

2. **Tabled Item – Multi-tenant Use in Industrial District.** Concern by Board as to appropriateness of auto repair type businesses in multi-tenant facilities. Jay Kilpatrick research memo indicated this use is already covered in township ordinance and use is subject to site plan review and approval. Planning Commission had recommended approval. Motion by Baird, second by Stone, to adopt **Ordinance 2003-1**, Multi-Tenant Use in Industrial District.

Roll Call Vote: Yes: Baird, Wittenbach, Hoffman, Stone, Nauta.

Motion Approved.

New Business:

1. **Set Annual Meeting Date.** Historically held on last Saturday of March. Motion by Stone, second by Nauta, to set Annual Meeting for Saturday, March 29, 2003 at 1:00 p.m. **Motion approved.**
2. **Discussion Regarding Community Development Grant Funds.** 2003/2004 projects total \$15,119.00 and \$16,800 has already been programmed. Township is in the negative column regarding dollars but was informed upon inquiry that many municipalities borrow into future dollars. Discussion regarding Fallasburg Study of old mill on river. Fallasburg Historical Society will be requested to give the Board an update. Motion by Stone, second by Hoffman, to program Community Development Grant Funds of \$3,500 to North Kent Transit and \$2,000.00 to Rockford Ambulance. **Motion approved.**
3. **Lowell Fire Department Request – Adoption of National Code.** These are the codes that the Lowell Fire Department has used for training and want to continue use of these codes. They are requesting the Township adopt 2000 edition of National Codes so that

the fire department can continue to use these particular codes. Stone made a motion, second by Nauta, to approve adoption of 2000 edition of National Code contingent upon any other necessary proceedings and also upon further explanation of need for adopting National Code. **Motion approved.** A request will be made for a presentation at the February Board meeting.

4. **Construction Board of Appeals Appointment.** Roger Bowen indicated his interest in serving on this Board. There is room for another appointment - Rich Kerr has been asked but has not responded as yet. Motion by Stone, second by Nauta, to appoint Roger Bowen to Construction Board of Appeals for a three year term. **Motion approved.**

Citizens Comments:

Discussion regarding memo from Jay Kilpatrick indicating a cost of \$2,000/\$2,500 to research issue of pre-approved sludge sites in Township within radius of 50 miles. Consensus of Board is to not follow through with this research at this time. A special use permit is necessary for this type of use on any property within the Township.

Questions regarding Lone Pine Development (24 acres) and the interest of Jim Kegel/Tim Woodens, developers. Owner of property is Steve Hanson. According to Wittenbach, developers had informal meeting with Planning Commission to obtain their reaction to a 144-150 apartment complex (two story apartment buildings with 16 units per building) with preservation of 10 acres as open space. General feedback not positive. Developers would need rezoning from R1 to R3. Property is in master plan as R3 if public sewer is available.

Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Mari Stone, Clerk