

Vergennes Township

Regular Meeting Minutes

July 13, 2009

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
Mari Stone - Clerk
Jean Hoffman - Treasurer
Vern Nauta - Trustee
Al Baird - Trustee

The agenda for the July 13, 2009 meeting was approved as presented by Nauta; seconded by Hoffman. **Motion Carried.** The minutes for the June 15 meeting were approved. The Treasurer's report and bills were read and approved with a motion by Hoffman; seconded by Baird. **Motion Carried.**

Public Hearing-Special Exception Use Permit - Arrowhead Golf Pavilion - Josh Brewer wants to build a 40x40 pavilion on the golf course. This pavilion will be built approximately 50 yards from the golf course. Currently, they use tents for shelter. Wittenbach opened the public hearing at 7:05, and there were no comments. The Public Hearing was closed at 7:05.

Unfinished Business:

1. **Arrowhead Golf Course - Request to Build Pavilion** - Baird asked how high the eaves would be. Brewer responded to Baird's question by stating that the eaves would be 9ft. He continued with saying that there would be a cement slab as the floor of the pavilion and picnic tables inside. Nauta asked about electricity - Brewer said that electricity would be installed at a later date. Stone motioned to grant a Special Exception Use Permit to build the pavilion; seconded by Nauta. **Motion Carried.**

New Business:

1. **Lloyd Landman - Pole Building for Ag Use** - Lloyd Landman currently owns 40 acres on 2 Mile Rd. at Murray Lake Rd. He informed the board that he wants to continue farming this land and wants to build a pole building to store his 6 tractors in it. Landman currently lives on Causeway Dr., on Murray Lake, not on this property. When that home is sold he would like to build a home on this property. According to the ordinances, the request can be handled at the Board level. Stone motioned to hold a public hearing at the August meeting; seconded by Hoffman. **Motion Carried.**

2. **Duane and Carolyn Fitzgerald - Private Road Variance Request** - Carolyn Fitzgerald and her husband Duane own 32 acres on Montcalm Rd. They currently have a 33 ft easement to access their property, which is already shared with another home. Their lending institution is requiring that they split the 32 acres into two parcels - one being a 10 acre parcel with the house and the second would be the remaining 22 acres of vacant land. This would necessitate obtaining an additional 33 feet for a Private Road to serve the third potential building site. Fitzgerald agreed to provide a document that can be recorded with the deed that declares the lot is not build-

able until the easement issue is resolved. Baird motioned for a public hearing to be held at the August meeting as long as the deed restriction's language is given to Vergennes Twp. within 10 days; seconded by Nauta. **Motion Carried.**

3. Discussion- Possible Ordinance Amendment – Private Recreation Facilities – Williams & Works is working on a more clear definition of "Private Recreation Facilities." The Planning Commission is considering amending the zoning ordinance to exclude "Private Recreation Facilities" from the Rural Agricultural District. Stone motioned to have the Planning Commission continue to work on this issue; Seconded by Baird. **Motion Carried.**

4. Request - Travel Expenses, Stimulus Funding Workshop - Internet Project – The consultant working with Lowell, Ada, and Vergennes on the Enhanced High-Speed Internet project is discussing the possibility of traveling to a Stimulus Funding Workshop, and is requesting some reimbursement. The board was concerned that paying travel expenditures for consultants is legal. Stone motioned to approve participating with Lowell and Ada Townships in travel expenses not to exceed \$250, provided that the township is legally allowed to do it; seconded by Wittenbach. **Motion Carried.**

5. Water District Issues- Request from Resident to Re-zone - Tom Medendorp is requesting that portions of sections 33 and 34 along the water lines be re-zoned. These areas are currently zoned R1 low density and Medendorp would like to see them zoned R2 medium density because of the high costs for water hookup, which for his property would be about \$10,000. This cost is rated per road front foot, and does not include installation costs. The R1 minimum road frontage is 165 feet, and R2 is 100, so the cost per parcel could be less. The board would prefer that Pheasant Valley and the east side of Alden Nash not be included in this proposed re-zoning, but recognized that the required Public Hearing will allow them to hear from residents and landowners on their opinions. Nauta motioned to have the Planning Commission look into re-zoning the water district in sections 33 and 34 from low density to medium density; seconded by Stone. **Motion Carried.**

Citizen's comments:

Hoffman noted that the Fee Schedule lacks a Construction Board of Appeals fee. Stone motioned to have the Construction Board of Appeals fee be the same as the Zoning Board of Appeals fee; seconded by Nauta. **Motion Carried.**

The meeting was adjourned at 8:32.

Respectfully Submitted,

Mari Stone, Clerk