

# **VERGENNES TOWNSHIP**

Regular Meeting Minutes

July 16, 2001

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

The minutes of the June 18, 2001 regular meeting were approved as written. Treasurer's Report accepted as read. Motion by Nauta, seconded by Baird, to approve bills as read. Motion approved.

**Quarterly Budget Report.** The figures in the quarterly budget report generally reflected 25% of budgeted expenditures for the year.

**Al Vandenberg – Assistant Administrator/Kent County.** Mr. Vandenberg reacquainted the Board to the Property Tax Administration System that will be finished early next year. Tax System best method of connecting with the County for needed information by the Township on a "real time" basis– T1 access alone will cost Vergennes \$5,000 each year – total increase of PTAS costs of \$4000 per year. Regis System no additional cost, but there is a membership fee. System to be hooked up in two phases; communities with Regis first and other communities January 2002. Request by Hoffman to be among the first group connected. Vandenberg indicated Vergennes "possibly" could be bumped up into the first group to be connected. Not too late to become involved with the Regis System (cut-off extended through summer) and the fifteen original communities who invested in the system. County planning a fully updated map run yet this year. County will continue to print maps for those communities not members of Regis System. Vandenberg left Agreement regarding provision by the County to the Township of conductivity to Tax or Regis and outlines system requirements by the Township for connection to the T-1 line for Board discussion and signature.

## **Unfinished Business:**

Lowell Area Schools – Special Use Permit Approval. Attached correspondence dated April 16, 2001, June 11, 2001, and July 16, 2001 were discussed. Jim Hegarty of Prein and Newhof recommending approval of special use permit with five conditions. Bob Walters and Larry Halberstadt of Beta Design addressed the five conditions. First three conditions regarding revisions in calculations and provision for siltation basin basically fixed at this time. Fourth and fifth conditions involve adjacent property owners, and these issues are close to resolution. Board still concerned about runoff calculations, known contaminated area, easement with Kropf on drive to Alden Nash for emergency 2<sup>nd</sup> exit. The July 16<sup>th</sup> letter was received the day of the

meeting, and Board members expressed the need for more time to digest the information. Need to talk to Township Engineer to allay some questions regarding the above concerns. Board agreed to contact Hegarty to set up a special meeting/work session with School's engineers regarding these issues for first week of August.

**New Business:**

1. Special Use Permit – Curt Warren, All Phase Exterior Corporation. All Phase is a landscape company, and was requesting the permit for a Home Based Business. Board received letter from Fallasburg Historical Society requesting a postponement of special use permit until they could be represented. Just cars are parked on the property during the day – equipment is off site. Warren plans to move the complete operation to a pole barn in Ionia County by December 31, 2001. Board agreed that if this takes place, a special permit would not be necessary. Baird made a motion, seconded by Hoffman, to refund Mr. Warren the \$100.00 fee he paid for special use permit. Motion approved. Motion by Stone, seconded by Hoffman, to have Jeanne Vandersloot revisit and reassess the property in January 2002. Motion carried.
2. Headwaters PUD – Minor Amendments Approval/Set Public Hearing Date. Request for approval of minor amendments (SW corner of property; change distance noted on Lot 2 and back side of Lot 5; drain field easements written into master deed) to original PUD approval. Still need review of Master Deed by attorney Doezema, and review of road construction plans by Township Engineer, Dave Austin. Motion by Hoffman, seconded by Nauta, to amend original PUD approval to include the minor amendments, and set Public hearing for August 20, 2001 for PUD final development plan approval. Motion carried.
3. Road Discussion – Set Date for Work Session. Monday, July 30, 2001, date set for work session regarding Township roads at 8:00 a.m. and School issues with Jim Hegarty.
4. Grand River Watershed Management Plan. Letter received from Grand Valley Metro Council requesting Township support proposed project (water flow management) to develop Grand River Watershed Management Plan, as Council needs to prepare application for funding. Township would like more information regarding actual requirements of the Township towards this project. Stone designated representative from Township to Council for fact-finding.
5. Murray Lake Dock Ordinance Review – Grattan Township Version. Murray Lake residents want some type of ordinance to be adopted to accomplish some consistency. Grattan has already adopted the ordinance. It was noted that many of the issues addressed within the ordinance do not apply to Vergennes. Consensus of the Board to have Jim Doezema review and write opinion of the Grattan version in terms of Vergennes adoption and most likely construct own ordinance using Murray Lake Dock Ordinance as pattern only.
6. Ordinance Amendments.

- FR District & Definitions
- Industrial District
- Plan Review Provisions

Motion by Nauta, seconded by Baird, to adopt Ordinance 2001-1 FR District & Definitions; Ordinance 2001-2 Industrial District; and Ordinance 2001-3 Site Plan Review Provisions as presented to the Board.

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

1. Planning Commission Nomination. Wittenbach made a motion to nominate Tom Medendorp to fill vacancy on Planning Commission. Motion seconded by Hoffman. Motion approved.

**Citizens' Comments**

There being none, the meeting adjourned at 9:10 p.m.

Respectfully submitted,

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Mari Stone, Clerk