

VERGENNES TOWNSHIP

Regular Meeting Minutes

May 20, 2002

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

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

The agenda was approved with one change to move Paul Barron to the top of the agenda. Nauta, seconded by Stone, made a motion to accept the agenda with the modification. Motion carried. The minutes of May 6, 2002 and May 15, 2002 were approved as written. Stone presented bills to pay, requesting approval to pay inaccurate telephone installation bills when they are resolved. Hoffman, seconded by Baird, made a motion to pay bills as presented and pay additional phone bills when corrected. Motion carried.

Wittenbach introduced guest Ross Leisman, Candidate for State Representative 86th District. Mr. Leisman introduced himself and stated his issues are local control, economy and education. Leisman answered questions concerning Michigan's legislature downsizing and the State deficit.

Unfinished Business

1. Morgan Special Use Accessory Building Request – Tabled from May meeting. Attorney Doezema recommends an agreement from the Board and he will draft the necessary paperwork. The Morgan's agreed to sign whatever the township requests. Nauta, seconded by Baird, made a motion to have Attorney Doezema write an agreement which would include the payment of legal fees in the event they defaulted. Motion carried.

New Business

1. **Request for Rezoning - Paul Barron** - The Planning Commission recommends approval for the request for rezoning. Nauta stated the Planning Commission held a Public Hearing and there were no comments. Baird, seconded by Hoffman, made a motion to grant the request, and adopt Ordinance 2002-7, rezoning the property in question from R-2 to Commercial. A roll call vote was taken:

Wittenbach:	Yes
Stone:	Yes
Baird:	Yes
Hoffman:	Yes
Nauta:	Yes

Motion carried. Ordinance 2002-7 adopted.

2. **Valleywood and Jordan Meadows Lot Line Adjustments** - Mr. Harding showed surveys of lot lines for Jordan Meadows. The home he built infringes on the setback of his lot, and he would like to move the lot line over to give his lot more room. Hoffman asked if the neighboring lot would still be large enough after moving the lot line? Harding replied yes and it would still not

be the smallest lot. Nauta, seconded by Hoffman, made a motion to approve the amended changes that the Planning Commission recommends. Motion carried.

Mr. Rude presented surveys for Valleywood and explained the problem is that a recent survey of vacant Lot 9 shows Lot 8 septic system is over the lot line. The Health Department gave them two alternatives; one is to move the septic to the front lawn of Lot 8 or purchase the land from Lot 9. The Association met last week and are in favor of moving the lot line. The Health Department would like to see agreements from the Association and the Township and with those agreements Rude will prepare a site plan that has enough space to meet requirements for a primary and secondary septic system.

Nauta asked the Recorder for wording from Planning Commission recommendation. The Recorder stated the recommendation to the Board is contingent upon the “minutes from the Association meeting; approval from the Health Department; and agreement from the owners.” Stone would like to see a building envelope. Hoffman asked if there was discussion in the Association meeting that the Township is responsible for fixing the problem or are there other avenues? Rude stated the Health Department wants Township approval. Stone asked about splitting Lot 9 between Lot 10 and Lot 8 and Rude stated the owners do not want to spend the extra money. Wittenbach asked where are the drain fields for lot 9. Rude said the drain fields are out front.

Hoffman, seconded by Stone, made a motion to approve this request for Lot 8 and 9 in Valleywood contingent on receiving Valleywood Neighborhood Association minutes of approval; Health Department approval; provide a building envelope of Lot 9; and a letter of approval from the land owners of Lot 8 and Lot 10. Motion carried.

3. **Consideration of Landon Companies/Cook Rezoning Request** - Wittenbach asked if any further discussion was needed. There was none. Wittenbach, seconded by Stone, made a motion to deny the R3 rezoning request as recommended by the Planning Commission and for reasons set forth by planner Johnson – land not master planned for this density, questionable availability of utilities and adequate infrastructure, protection of the natural environment and loss of rural character. A roll call vote was taken.

Wittenbach:	Yes
Stone:	Yes
Baird:	Yes
Hoffman:	Yes
Nauta:	Yes

Motion carried.

4. **Rear Setback Ordinance in R-2 and R-3** - This recommendation comes from the Planning commission. The rear line setback will change from 50 ft. to 30 ft. Baird, seconded by Hoffman, made a motion to approve Ordinance 2002-5. A roll call vote was taken.

Wittenbach:	Yes
Stone:	Yes
Baird:	Yes
Hoffman:	Yes
Nauta:	Yes

Motion carried. Ordinance 2002-5 adopted.

5. **Manufactured Home Development Ordinance** – No further discussion. Motion by Hoffman, seconded by Nauta, to approve Ordinance 2002-6, regulating Manufactured Home Developments. A roll call vote was taken.

Wittenbach:	Yes
Stone:	Yes
Baird:	Yes
Hoffman:	Yes
Nauta:	Yes

Motion carried. Ordinance 2002-6 adopted.

6. **Historical Commission Discussion** – Stone stated there are vacancies on the Historical Commission that should have been taken care of last month. After discussion it was determined the expired terms are for positions held by Sue Ford, Craig Wood and Dawn Crook. There is still one vacancy. Baird, seconded by Nauta, made a motion to put the current three people back on for another three-year term and advertise for the vacancy. Motion carried.

6. **Recreation Committee Appointment / Recreation Plan Discussion** – Stone reminded the board of the two residents, Gay Nauta and Jerry Gauger, who were appointed a couple of years ago to represent Vergennes Township at the Walking Trails meetings. Gay is not able to serve any longer and Jerry cannot make the meetings on the night they are held. Stone has the names of three others who are interested in working on recreation projects - Dan Edwards, Jan Bieri, and Gordon Gould. She asked the Board to form a Recreation Committee. The 1992 Recreation Plan has expired and to get grants to build recreational or historical facilities there needs to be a current Recreation Master Plan. The plan needs to be updated and approved by a State committee. This group is willing to work to update the Recreation Plan, and the Open Space Citizens Committee is also willing to work on it. The Historical Commission will also be asked for their interest.

Hoffman, seconded by Nauta, made a motion to create a Recreation Committee and designate Edwards, Bieri and Gould to represent Vergennes Township on the Lowell Community Walking Trail committee. Wittenbach asked to have it noted that he is against taxpayer's dollars paying for walking trails. Motion carried.

Stone, seconded by Hoffman, made a motion for the Recreation Committee to begin working on updating the expired Recreation Plan. Motion carried.

8. **Request to Have Insert in Summer Tax Bill - Kent County 4-H** - Hoffman was asked by Diane Brown to place an insert in the summer and winter tax bill. Hoffman states they can add 3 inserts in with the tax bill at no extra charge. A question was asked if this could be put in the Township newsletter instead of an insert. Hoffman explained it is a two sided form to fill out and return to 4-H. Baird said he thought this summer would be fine, but it should be reconsidered at a later meeting for the winter tax bill.

Baird, seconded by Nauta, made a motion to approve the request. Motion carried.

Other Business

Vandersloot asked what to do about the fees for the special Planning Commission meeting held earlier

that evening. The Board agreed to split the cost between the two parties.

Citizens Comments

Question asked about when the plat books are printed. Hoffman said to ask Diane Brown. The cost is \$25, and the latest version can be purchased at the Township office.

Justin Michael asked if there is an existing written policy by the board about putting inserts in the tax bills. Hoffman answered that it is based on a first come first serve basis and is handled as it comes up. The purpose of the inserts requested by the Kent County 4-H is to buy maps of the township and requests should be to benefit the Township.

Meeting adjourned at 8:20 p.m.

Next Regular Meeting - June 17, 2002

Respectfully Submitted,

Mari Stone
Vergennes Township Clerk