

Vergennes Township

Regular Meeting Minutes
November 20, 2006

The regular meeting of the Vergennes Township meeting 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 November 20, 2006 meeting was approved with changes by Nauta; seconded by Wittenbach. **Motion approved.** The minutes for the October 6 and November 13th special meetings were approved with changes by Nauta; seconded by Hoffman. The Treasures report and bills were approved with a motion by Baird; seconded by Nauta. **Motion approved.**

Public Hearing – Drake Pole Barn Request – 20 Flat River Dr. – The Drakes would be extending their pole barn to be 36 feet by 36 feet. The public hearing was opened at 7:22 and closed at 7:23 with no comments. During this time a comment was made encouraging the Board to allow citizens comments as each agenda item is discussed and not at the end of the meeting. The board agreed to that concept for the purposes of this meeting.

Unfinished Business:

1. Banquet Facility Request for Tax Abatement – Assessor Response – The facility doesn't fit the requirements for industrial tax abatement. There was a motion to **deny** the request by Nauta; seconded by Stone. **Motion carried.**

New Business:

1. Drake Pole Barn Request – A motion to grant a SEUP for the pole barn was approved by Baird; seconded by Stone. **Motion approved.**
2. Planning Commission Recommendations –
 - Pawsitive Canine Training Center - SEUP & Site Plan Approval – There were revisions made on the site plan and regarding lighting. She is willing to change whatever else needs to be fixed to get the building approved. The issue of the front of the building was resolved. The parking lot needs to be paved. There was motion by Wittenbach for the project to move forward contingent on the site plan and everything being up to the planner's standards, seconded by Baird. **Motion approved.**

- Banquet Facility, Kent McKay – SEUP Approval – Kent McKay came to the board to asking for their approval of the concept of a banquet facility. There was a motion to approve the Special Exception Use Permit for the banquet facility contingent on approval of site plan by Baird; seconded by Hoffman. **Motion approved.**
3. Discussion - Allen Edwin Homes site plan proposal – Scott Sanderson is in charge of the building of the homes. The property it would be built on is the Cook property, which is about 177 acres. He wants to build 400 homes because of the economics of that scale and the ability to offer amenities to the development. The board wanted no more than 300 homes because it doesn't fit the master plan. Sanderson stated he is not trying to force the board into doing anything they didn't want to do. Stone posed a question regarding whether amenities were needed. Sanderson said not including the amenities saved around 800 thousand dollars, but they helped sell houses. Jamie Frain Cook, partial owner of the land, supported the project because the amenities would help it, and there is higher quality landscape and homes. She also consulted with an independent engineer who said that 400 homes are common for that amount of land. There were several comments made by citizens. Tom Medendorp of 11597 Foreman asked why the lots were only 50 feet. Mike Mastrovito of 13900 Clear Creek wanted to know how road maintenance was handled after the builders were gone, how deep the ponds are, and wanted to know about basements. Rodger Odell of 10999 Bailey Dr. wondered how the property will be developed and stated that no area of the township is zoned for that many houses. Pete Gustafson of 12213 Bailey Dr. also said it didn't fit the master plan. He also spoke for Peter Wege who opposed the development. Bill Schruer of 538 Flat River Dr. questioned the quality of the homes. Stone stated that the development is not compatible with the master plan. Sanderson withdrew his application and requested the return of his remaining escrow money. Stone made a motion to require future proposed plans be consistent with the master plan before the board looks at them; seconded by Wittenbach. **Motion carried.**
 4. Aivars Sturris - River Pine Pvt. Rd., upgrade discussion – Sturris wants to sell a portion of his property to be built on, but the road needed to be upgraded before obtaining a building permit. The board stated the road needs to be widened in some places to bring it up to standards before he can obtain a building permit for it. Sturris is going to work with the house owners on his road to bring it up to standards. Sturris will report back to the township with prices for widening the road.
 5. Discussion Henschke Temporary Dwelling Permit – The permit has expired and the trailer is now in violation. A \$5000 CD at Huntington is there to be used for removal. There was a motion for Wittenbach to find someone to move the trailer by Hoffman; seconded by Nauta. **Motion carried.**
 6. Adoption – Property Use Policy – There was a motion to adopt the policy as discussed in October by Nauta; seconded by Hoffman. **Motion carried.**
 7. Discussion – Grant For Parcel Mapping, Partial Approval – The LACF had approved the grant for the equipment, but not for the installation costs and supplies. \$756 of the submitted budget was not approved. There was a motion to

- put the extra money into this project and accept the grant for the equipment by Stone; seconded by Hoffman. **Motion carried.**
8. Snow Removal 2006-2007 Season – The township’s former snow plower no longer is in the business, so Terry Smith will get the job with a bid of \$550 dollars for the season.
 9. East Kent OS Citizen Council Request for Support – Stone will gather more information for the Board.
 10. LARA Appointments – In January the old terms end and new terms begin. The terms are currently limited at two 2 year terms, and the LARA Board will be proposing a change to the agreement in this regard. There was a motion to appoint Vergennes representatives Stone and Edwards to another two year term and to approve the appointment of Davidson to the Community-at-Large seat also for a two year term by Hoffman; seconded by Nauta. **Motion approved.**
 11. HUD Senior Neighbors Contract – The board was asked to approve the Community Development Block Grant contract for senior neighbors. Lowell Township is also participating in this contract. It allocates \$7000 dollars for senior meals from the two units. There was a motion to approve the contract and grant signatory authority to Wittenbach and Stone by Nauta; seconded by Hoffman. **Motion approved.**
 12. Fee Schedule – There was a motion to add liquor license applications and miscellaneous Board approved Special Uses needing a Public Hearing to fee schedule by Hoffman; seconded by Nauta. **Motion approved.**

Citizens Comments

There was a SEUP request for a pole barn at 101 Parnell. The pole barn would be built in the front of the yard, and would be screened from the road because there are pine trees blocking the view. There was a motion to hold a public hearing in December by Hoffman; seconded by Stone. **Motion approved.**

Nextel would like to build a cell tower at the township hall location. It would cover the Parnell, Foreman and Vergennes area. The Board was ok with the idea.

The meeting was adjourned at 10:00.

Respectfully Submitted,

Mari Stone, Clerk