

Vergennes Township

Regular Meeting Minutes

October 9, 2006

As Amended

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 October 9, 2006 regular board meeting was approved with a motion by Nauta; seconded by Stone. **Motion approved.** The minutes for the September 18 and September 15 special meeting were accepted as presented. The Treasurers report and bills were approved with a motion by Baird; seconded by Nauta. **Motion approved.**

New Business:

1. **Drake Request for Pole Barn at 20 Flat River Dr.** – The Drakes would like to put an addition to their pole barn at their house. It would be closer to the road than 150 feet, and they need a Special Use permit. There was a motion to hold a public hearing at the November 20 Board meeting by Nauta; seconded by Baird. **Motion approved.**

2. Planning Commission Recommendations

- **Forestland Holdings - Cumberland Woods private road construction approval.** Currently many things need to be completed, and the board was concerned about the number of loose ends. Becky Page of Driesenga Associates was present to address engineering issues. The DEQ still needs to issue a permit to begin construction. To date, the land division process has not been initiated by Forestland Holdings, and there was much concern that this be approved prior to actual construction of the road. The applicants assured the board that it would be. There was much discussion regarding the drainage plan – natural drainage areas need to be cleaned out so it drains properly. Neighbors to the west, VanderWerff's, were present and expressed their concerns regarding road runoff to their property. The Board instructed the applicants to continue communicating and working with the neighbors to obtain their satisfaction *on the drainage plan.*

A motion to grant preliminary private road construction approval was made by Stone, conditional on the following: 1.) recording of a deed restriction with a reference to future property owners not interfering with the drainage plan *as approved by the VanderWerff's*; 2.) road maintenance agreement filed as approved by Attorney Doezema; 3.) land division approvals; 4.) obtaining

the abandonment of Cumberland road and driveway permits from KCRC.
Seconded by Nauta. **Motion approved.**

- **Historical Districts Commission Ordinance – review and discussion** – The planning commission is working on the ordinance, and the planner had prepared a memo for the board to review. The board is in favor of a stand-alone ordinance, and would like to keep it as simple as possible. Desired changes include: Eliminate the provision regarding demolition by neglect; develop an overlay district for reference purposes only; provide direction (mission statement of some kind) for activities to be performed by this commission; annual meeting requirement with other meetings as needed, to include a requirement to meet within 30 days of receiving an application; a smaller number of members, perhaps 3-5. The ordinance will be sent back to the planner to develop and planning commission to recommend.
- 3. **Discussion – Hall Use Policy** Stone drafted a use policy for discussion. It was agreed that the hall will continue to accommodate only official township activities aside from a reciprocal agreement with the church across the street. Grounds use includes parking for township designated purposes and activities associated with burials. The vacant township property isn't available for public use at this time, and no hunting signs will be posted on the property.
- 4. **Cost Recovery Ordinance Discussion – Review Sample** – The board wants to limit what the ordinance covers. It was agreed that it would include vehicle accidents. Using the sample it was agreed to include parts b, c, d, e, g, and k, and not include h, and j. This ordinance is a work in progress
- 5. **Tax Abatement for Banquet Facility on Lincoln Lake** – Kent McKay wants a 100% tax abatement for 5 years. The banquet facility is not an industrial facility, and doesn't employ full time workers. The board is going to ask the assessor.

Citizens Comments

A comment was made regarding the amount of bike traffic in the area and the impact on vehicular traffic, particularly during the fall color tour.

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Mari Stone, Township Clerk