

# Vergennes Township- 10381 Bailey Dr. Lowell, MI 49331

## Regular Meeting of the Township Board

October 15, 2018

### MINUTES

The meeting was called to order by Tim Wittenbach at 7:00 p.m.

### PLEDGE

Roll Call- Wittenbach, Hoffman, Rasch and Mork were all present. Gillett was absent

A motion was made to approve the agenda by Wittenbach. Rasch seconded. All members voted yes. **Motion carried.**

The Minutes of the September 17, 2018 Regular Board Meeting were approved as presented by Rasch. Seconded by Mork All members voted yes. **Motion carried.**

The Treasurer's report was read. Mork motioned to pay the bills as presented. Rasch seconded. All members present voted yes. **Motion carried**

Public Comment- Janalee Grischke spoke during public comment. She is interested in having an equestrian and bike trail in Vergennes Township as there is nothing like this in West Michigan. She spoke about the large equestrian presence in this area. She would like to put an exploratory committee of residents together to investigate the logistics of doing this type of project and use the Township Hall as a meeting location.

### Old Business:

1. New Township Hall Building-
  - a. Tim Spitzley will be in the office to go over the plans at 9 a.m. on Wednesday, October 17.

### New Business:

1. One Ethanol LLC- Mitch Miller and Gordy Sible were in attendance to provide information to the Board about their interest in building a highly confidential and proprietary, formula racing fuel mixing facility in O.E. Biere Industrial Park. They are looking at four acre lot and would use two acres to build a 4000 sf mixing facility. There would be three double-walled 12,000 gallon tanks outside of the building which would be used to house the bulk ethanol and the proprietary mixing material used for blending the racing fuel. After blending, the drumming operation would take place inside the building. There would be no barrel storage outside. Everything would be inside the building. Inside the building, employees will drum and house 96 barrels per week in a semi-trailer, then ship one full semi-trailer per week. Foam suppression system would be built into the building. The Board asked multiple questions to Miller and Sible about the proposed project. Everything would be self-contained- the building would be designed to catch any type of spillage and the storage tanks outside are double walled and monitored for leaks. They have no need for city water and will have a well and septic system. Nothing will be pumped or dumped anywhere on site. The building will be designed to catch any

spillage to avoid any type of contamination. The semi-trailer is inside the building and the barrels will be filled then loaded onto the trailer for shipment. Per the Township planner, the Board can approve a text amendment to the ordinance to allow this type of facility in the industrial district. Wittenbach motioned for the Planning Commission to work on the text amendment language to amend the Zoning Ordinance Special Exception Uses to allow this use Hoffman seconded. All members voted yes. **Motion carried.**

2. **NSF CHECK FEE POLICY DISCUSSION-** Mork discussed the bank fees that are charged to the township and the fees neighboring townships charge to cover their fees when when there is a check returned for non-sufficient funds. Hoffman motioned to approve a township Non Sufficient Fund Policy, effective December 1, 2018. The Township will charge \$30 for any check returned to the Township's Banking institution with non-sufficient funds. The fee will be added to the tax bill as a special assessment when the bill is resent to the property owner. Mork seconded. All members voted yes. **Motion carried.**
3. **WATER AND SEWER AUTHORITY DISCUSSION-** Mike Burns, Lowell City Manager provided a letter exploring the interest of Vergennes Township and Lowell Charter Township in creating a Sewer Authority. The board held discussion about the idea. The consensus of the Board was a Sewer Authority does not fit the needs of Vergennes Township. We have light industrial and the current subdivision projects already have been created to have individual septic systems.
4. **CREDIT CARD PAYMENT DISCUSSION-** Mork has researched 5/3<sup>rd</sup> bank and a company called Point & Pay that would provide a method for online credit card and electronic check payment. Mork liked the ease of Point & Pay. There would be a 3% service charge charged by the vendor of the total. There would be a \$3 fee assessed to any e-check. The Board discussed the options. Mork motioned to approve moving forward with Point & Pay as our online credit card payment vendor. Rasch seconded. All members present voted yes. **Motion carried.**
5. **ELECTION UPDATE-** Hoffman discussed the November 6, 2018 plans and discussed Board needs to research if the Marijuana proposal passes.
6. **COMMUNITY CLEAN-UP RECAP-** Almost 400 cars and trailers threw out junk and recycled items. Over 100 were residents from Vergennes Township.
7. **EASTBROOK BUILDERS- PHASE 2 –HARVEST MEADOWS PC recommendation- Board approval-** The Board discussed the proposed changes to Phase 2. Wittenbach motioned to approve the Phase 2 project for Harvest Meadows with the proposed changes with the Williams and Works recommendations and conditions as outlined in the Memo dated 10/15/18 with the change to the sidewalk and pathway construction time-line. Moving the date from three years after the first home is constructed to five years after the first home is constructed. This is to limit the potential damage to the sidewalks and paths. Hoffman seconded. All members present voted yes. **Motion carried.**
8. **WEB DESIGN DISCUSSION-** Tabled to November 2018 regular board meeting.
9. **BUILDING DEPT. ASSISTANT/RECEPTIONIST/ELECTION SPECIALIST/DEPUTY CLERK-**The Board had discussion about the positions and will review after the Election.
10. **SNOW PLOW 18/19 Bids- Scenic Expressions-** Hoffman motioned to approve the bid from Scenic Expressions for snowplowing for the winter months of 18/19 and to pay early to receive the 4% savings. Mork seconded. All members present voted yes. **Motion carried.**

**Zoning/Planning Update-** The Planning Commission will meet on October 29, 2018 to discuss the 911 cell tower and further discuss the Solar Ordinance.

Public Comment: Sandy Miles inquired about the greenbelt's completion around the Beckwith Cell Tower.

Meeting adjourned at 8:38 pm.

The next regular meeting is scheduled for December 17, 2018.