

Vergennes Township  
Regular Meeting  
October 19, 2015

The meeting was called to order at 7 pm by Tim Wittenbach, Supervisor.

Roll Call: Stone, Wittenbach, Hoffman, Rasch, and Gillett were present. None absent.

Approval of the agenda: Wittenbach requested an addition to the agenda to discuss Fire Commission attorney. Wittenbach motioned to approve the agenda with addition, Hoffman supported. **Motion carried.** The minutes from the September 21, 2015 meeting were approved as presented. The Treasurer's report was read. The bills were approved for payment, including the addition of a bill from Wittenbach Services for removal of the Foxes Corner cemetery fence, with a motion by Hoffman, support by Gillett. **Motion carried.**

**Public Hearing – James Duhr; SEUP Request for an Accessory Dwelling.**

Mr. Duhr is asking to build an accessory building with living quarters. He has talked to Mark Fleet, Building Official, about requirements. They need to increase the size of the building to 56 x 32 for a total of 1024 square feet. Jeanne Vandersloot, Zoning Administrator, indicated the building could not be larger than the current house main floor per the Ordinance. The accessory dwelling is equal to or less than the house square footage. Vandersloot saw no problem with it.

The builder is lined up and the excavator was working today to ready the site. They hope to begin construction by November 1, 2015.

The Public Hearing opened at 7:10 pm.

There were no residents in attendance. Vandersloot submitted the petition the Duhr's circulated to their neighbors last month. No one had any issue with it. Next door neighbors Marc and Pauline Gilbert had sent an email in support of the project, stating "We commend the Township for having the "heart" to permit an accessory dwelling which will allow Jim to live on a single level."

The Public Hearing closed at 7:11 pm.

**Unfinished Business**

**1. James Duhr, SEUP Request for an Accessory Dwelling**

Stone went over the Ordinance requirements, which include that the accessory dwelling could not be used for rental income. Only immediate family members and guests could live there.

Along with that, an Accessory Dwelling Permit must be recorded with Kent County so the restrictions show up on any title search in the future, should the property be sold. Stone made a motion to grant the Special Exception Use Permit with the size change and the site plan showing the building at a right angle to the house. Hoffman supports. **Motion carried.**

## **New Business**

### **1. Zoning Ordinance Amendments**

Little Farms Plat Overlay District – Discussion among Board Members about amendment and its purpose. The Little Farms Plat Overlay District is established to account for the unusual size and layout of lots within the Little Farms Plat located within the R-A District. The overlay does not mirror the R-A District entirely, as there are many allowed uses that would never come up given the Plat's layout and area.

Gillett motions to approve the Little Farms Plat Overlay District Amendment. Hoffman supports. **Motion carried.**

### **2. Snow Plow Bid Approval**

Only one bid was received for plowing. It is Scenic Expressions, the same company that did it last year. The Township approved the seasonal rate last year. If the entire amount is paid up front, there is a 4% discount.

There is a motion by Stone to approve Scenic Expressions Snow Plow Contract at \$1760 for the season. It will be added to the October bills. Gillett supports. **Motion carried.**

### **3. Fire Commission Attorney**

The Lowell Fire Commission hired attorney Peter Letzman to represent the Commission on legal matters. Wittenbach said the Commission went over the agreement with Letzman earlier today. There will be a meeting with the Commission to clean up inconsistencies. They are estimating it to take additional 1.5 hours. Tentative dates are October 29, November 3 or November 5. Wittenbach will keep the Board updated.

### **Zoning Report**

The owner of Shady Acres came in to office today. He signed an affidavit that the building is for his private use only. He is looking to either build a house on the property or purchase the house next door in the future.

**Kent County Road Commission Annual Meeting** is November 5 at Boulder Creek Country Club. Duane Rasch said he could attend. Wittenbach will check his schedule.

The meeting was adjourned at 7:30 pm. The next regular meeting is set for November 16, 2015.

Mari Stone, Clerk \_\_\_\_\_