

Vergennes Township
Regular Meeting of the Township Board

September 19, 2016

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

Roll Call – Rasch, Hoffman, Wittenbach, Stone, and Gillett were all present. Also present was Jeanne Vandersloot, Zoning Administrator.

The agenda was approved as presented with a motion by Gillett, supported by Wittenbach.

The minutes were accepted as presented. The Treasurer’s Report was read. The list of invoices were approved with a motion by Hoffman, supported by Gillett. **Motion carried.**

Public Hearing – Envision Engineering Request for PA 198 Tax Abatement Wittenbach opened the Public Hearing at 7:06. There was no comment. The hearing was closed at 7:06

Unfinished Business –

1. Envision Engineering – Request to Revise Storage Building Site Plan

Dave Vanderbuilt of Envision Engineering was present to request a revision to the storage building site plan that was approved in August. When having Miss Dig flag the area, they found a gas line that interfered with the building’s location. They would like to move the building to the west and south to avoid the gas line. Stone motioned to revise the site plan, and Wittenbach supported. **Motion carried.**

New Business --

1. Envision Engineering, LLC – PA 198 Application for Industrial Facilities Exemption

Envision Engineering had requested that the township establish an Industrial District and grant them an Industrial Facilities Exemption Certificate in January. They moved into their new \$3M building in March, where they employ 49 people – they plan to add approximately 10 more in the next two years. Stone motioned to adopt Resolution 2016-09192016-1, a Resolution Establishing an Industrial District for Envision Engineering, LLC. Gillett seconded, and the **Motion carried.**

Gillett motioned to adopt an agreement with Envision, outlining what the township expects during the 12-year term of the agreement. Hoffman supported, and the **Motion carried.**

A motion was made by Gillett, supported by Hoffman, to adopt Resolution 2016-09192016-2, granting an Industrial Facilities Exemption Certificate to Envision Engineering, LLC. **Motion carried.**

2. Kent County Youth Fair – Question Regarding Zoning Changes

The Fair Board is looking to relocate the fair grounds on the North side of Vergennes on property zoned RA currently owned by Berdie Cook. This is a preliminary nod to whether or not the township supports this notion. Main concerns were the limit of ingress and egress from only Vergennes, and

how often and what types of other uses of the fairgrounds there would be. There would be multiple zoning amendments required to allow this use, and the fair board wanted to know if these could/would be accommodated. There were no objections, and it was agreed by common consent that the Board would work with the Fair Board should they purchase the Cook property.

3. Discussion Update—Hall Addition

The staff had a meeting with Bill Overbeck, of Overbeck Construction, regarding options for adding to the township office space. He confirmed several issues that had been encountered over the last several months of investigations into the proposed project. Updates to the current building are needed, as there is outdated electrical and mechanical systems, limited work and storage space, and generally unsafe conditions for the staff and public. Discussion revealed some uncertainty about investing in the current building, and whether building new on township owned property on Lincoln Lake would be more appropriate. Stone suggested that a study be done to determine the best course of action. Motion by Stone to collect information on a facilities study, Gillett supported, and the **Motion carried.**

Citizen's comments

Resident Danny Burrows had concerns about the new noise ordinance. He interpreted that practice shooting was not allowed, and was afraid he couldn't practice how to be safe with his gun, or teach his grandson how to shoot, for fear of being ticketed. It was clarified that the ordinance was meant to address specific cases where the shooting goes on for several continuous hours to the point where it becomes a serious problem for those around them.

Bobby Houston also had some concerns with the noise ordinance involving the recreational vehicles. He was concerned about not being able to have quads on his property, but again, the ordinance was specifically referencing extreme cases where the engine noise has become an ongoing nuisance.

Zoning Issues - Vandersloot reviewed three needed amendments to the zoning ordinance. First, pools no longer require gating now that there are special covers that prevent falling into the pool. The second is to amend the Flat River District regulations to mirror the State ordinance, and the third is the RA District to allow a shed up to 150 square feet on a vacant lake front lot. This would mirror the Grattan ordinance regulating the other side of Murray Lake. Stone motioned to send these issues to the Planning Commission, Gillett seconded, and the **Motion carried.**

The Board briefly discussed the Thompson Drive cement ramp issue from previous meetings. The attorneys are trying to settle it out of court. The Board agreed that if the owner is allowed to keep the structure as a handicapped allowance, it must be removed before selling to a new owner.

The meeting was adjourned at 8:45 pm. The next regular meeting will be held October 17th.

Respectfully Submitted,

Mari Stone, Vergennes Township Clerk