

# DRAFT COPY

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

## Regular Meeting of the Township Board

June 18, 2018

### MINUTES

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

Roll Call- Rasch, Hoffman, Wittenbach, and Gillett and Mork were all present. None absent

The agenda was approved with an addition to Old Business: Bank Information discussion. There was a motion by Mork to approve the agenda with the addition. Hoffman seconded. All members voted yes. **Motion carried.**

The May 21, 2018 Regular Board Meeting Minutes were approved by Hoffman and seconded by Gillett. All members voted yes. **Motion carried.**

The treasurer's report was read. Rasch motioned to pay the bills as presented, Gillett seconded. All members voted yes. **Motion carried.**

#### Public Comment-

Scott Noto introduced himself. He is running for Kent County Circuit Court Judge and wanted to introduce himself to the board and public.

#### Old Business-

##### 1. **Qualifying Statement- Hungerford Nichols -- approval needed**

In order to move forward with financing for a new building Vergennes Township needs to have a Qualifying Statement. Gillett motioned to approve having Hungerford Nichols prepare a Qualifying Statement. Hoffman seconded. All members voted yes. **Motion carried.**

##### 2. **11441 Lally Property-**

The 11441 Lally property owner and his neighbor were in attendance. Both parties asked for clarity from the Board. The Zoning Administrator Jeanne Vandersloot mailed a second letter to the property owner asking for compliance with the ordinance by June 11, 2018. The property owner asked for clarity. The neighbor is requesting that the property owner comply with the Township Zoning Ordinance and meet the setbacks and remove all structures that are in violation. The Building Inspector Mark Fleet was in attendance and gave the Board an overview of what he has observed on the property. The Zoning Administrator gave an overview of the violations in question. The owner allowed the building permit for the deck to expire, it was noted that the deck was altered from the site plan drawing. The Board voted to request the property owner applies for a Zoning Variance from the Zoning Board of Appeals for the deck and shower structures that are in the setback. If the variance is granted, the owner must also get the proper permits.

##### 3. **Bank Discussion**

The Board discussed the banks that have been reviewed by Mork. Fifth Third Bank and First Community Bank were the top two on the list. The pros and cons of each bank were discussed. Gillett motioned to move the General Fund, Tax Account, Trust &

Agency Fund and the Fire Authority Account monies to Fifth Third Bank. Rasch seconded. All members voted yes. **Motion carried.**

### **New Business-**

- 1. Kent County Central Dispatch Tower proposal- 1000 Cumberland- Gravel Pit**  
Jennifer DeHaan, Eric Hutchinson, both from Central Dispatch, Kent County Officer Scott Brown, and two members of the Lowell Area Fire Authority were in attendance to discuss the proposal. The Kent County Central Dispatch is applying to put up a 300 foot self-supporting tower at 1000 Cumberland to accommodate the SMART 911 system that was voted in by Kent County voters. They shared that this Smart 911 system is a twelve tower system that will enhance communication with law enforcement and first responders and greatly improve the safety of residents, They have researched many locations, including co-location options for this tower. This specific site is best suited for their system-wide needs. The Board asked questions and held discussion. Wittenbach motioned to move the proposal to the Planning Commission. Gillett seconded. All members voted yes. **Motion carried.**
- 2. Accessory Dwelling- 11900 Vergennes St**  
An application was received by David Vickery to add an accessory dwelling of a “park model” RV home to the property at 11900 Vergennes St which is owned by Vickery Land LLC. Their daughter lives in the primary home and is part owner of the White Oak Farm, Equestrian Facility that is located on the property. The owner’s primary residence will be in Tennessee, but they are requesting to build the accessory dwelling and foresee staying in the unit about 100 days a year for the next four to six years. The dwelling would also be used for family members and non-paying guests to stay at the farm. The proposed location of the accessory dwelling requires a variance due to the location being in front of the home where the ordinance states that it may not be located in front of the primary residence. The owner states that this is the best location for use of the current septic system. The owner states that preliminary approval has been given from the health department to tie into the septic. After Board discussion, Gillett motioned to set a Public Hearing for the July 16 Board Meeting. Rasch seconded. All members voted yes. **Motion carried.**
- 3. AT&T Metro Act Right of Way Permit Extension**  
Gillett motioned to accept the Metro Act Right of Way Permit Extension to the year 2023. Hoffman seconded. All members voted yes. **Motion carried.**
- 4. Township Operating Millage Rate for 2018- Headlee Roll Back**  
Gillett makes a motion to accept the Headlee operating millage rate for 2018 at 0.8464. Mork seconded. All members voted yes. **Motion carried.**

### **Public Comment-**

Janice Vanderbilt spoke during public comment. Wittenbach clarified that if the items in question are in the setback the owner of 11441 can go to the Zoning Board of Appeals and request a variance.

The meeting was adjourned at 8:44 pm. The next regular meeting is July 16th, 2018.