

Vergennes Township Planning Commission  
Monday, February 3rd, 2020 Meeting Minutes

Call to Order - *Bill Makuski* called the meeting to order at 7:02 PM and led the pledge of allegiance.

Roll Call - Members Present: *Gillett, Hoffman, Makuski, Peel, Post*

Approval of the Agenda - *Jeff Hoffman* motioned and *Nate Post* seconded to keep the agenda as follows. All Ayes. Motion carried.

Approval of the Minutes - *Rick Gillett* motioned and *Nate Post* seconded to approve the minutes of January 6, 2020 meeting as written. All Ayes. Motion carried.

PUD Application - Final Development Review - Langlois Property

- Discussed the layout of the property
- *Andy Moore* of Williams and Works went over several items that needed to be addressed before further approval.
  - Private road maintenance agreement for Triple Oak
  - Private road agreement for new phase
  - Master Deed for the current houses and the new properties
  - Private Road agreement should have a workable method in place to resolve any issues without getting the township involved. Our attorney will review once the final agreement is drafted. The Township does not pay for any maintenance and the agreement must show how the residents on the road will fund improvements and maintenance.
  - Suggest the above be in place before a public hearing is set on the private road. No hearing is required for approval of the site condo part of the development but there is for the PUD and the Private Road part.
- Makuski opened the floor to public comment on this matter only due to a request. *Dan Hatch*, attorney for property owner Robert Shindorf, who is adjacent to Langlois property spoke. He was going to object to any approval of the project. He had 2 reasons. The water line needs to be capped before the health department approves it. The line should be capped at the first branch and/or at the house. It has not been done yet. A licensed plumber needs to do the work and an invoice submitted to KCHD showing work done. Second item was regarding the bluff line. Andy Moore said the current plan meets the ordinance requirements regarding the bluff. Bruce Langlois responded that the water lines were only for hydrants. He recently sold the house to Mr. Shindorf. He said the waterline has been cut and capped by a plumber. Mr. Shindorf said he just found out about this issue that day and is concerned about stagnant water in the line and if it could get into his house. Mr. Langlois said he would be glad to have the line also capped at the nearest location to the house.

## Zoning Ordinance Amendments

- Temporary Residence
  - Adding language to the ordinance to allow residents to live in RVs while a permanent home is in construction or reconstruction instead of just mobile homes. This will be for a period of one year with an extension allowed at the discretion of the zoning administrator. The Planning Commission should consider removing the language requiring a special exception permit to be granted, and instead make it a permit through an administrative process.
- Bed and Breakfast
  - Amend the R-2 and R-3 special land use regulations 201.306(C) and 201.306A(C) to include a new subsection 11 in each, which would permit Bed and Breakfasts as a special land use in both districts.
  - Change the existing language in R-3 district section 201.306(C)(4) to read “hotels and motels”
- Discuss Short Term Rental Properties
  - *Jeanne Vandersloot* is not prepared to discuss, information still coming in, just found and article today from MTA so discussion is going to occur at the next meeting.

Any Other Business - None

Announcements - None

General Public Comments - None

Adjourn Meeting - *Jeff Hoffman* motioned and *Stephanie Peel* seconded to adjourn the meeting at 8:13 PM.

Next Meeting is May 4th, 2020

*Minutes taken by Katy Mork*