

Vergennes Township Planning Commission

Monday, September 9, 2019 Meeting Minutes

Call to order- Bill Makuski called the meeting to order at 7:00 PM and lead the Pledge of Allegiance.

Roll Call- Members present: Gillet, Hoffman, Makuski, Peel and Post.

Approval of the Agenda- Make plans for the Joint Planning Commission Meeting that will be held October 7th.

Approval of the Minutes - Ken Dixon's name had been written as "Dason", which is incorrect. Nate Post motioned and Bill Makuski seconded that it be changed and the approval of minutes July 29, 2019 meeting as corrected. All Ayes. The Motion Carried.

- 1. Enwork- Addition to Building: Public Hearing- Enwork came back with an updated site plan that will no longer need approval on variances for parking, height, or the removal of the buffer on the Northern side of the property.**

Public Comments- Patrick Adams of 1065 Lincoln Lake Avenue, Lowell, MI has concerns about how close the parking lot would be to his property and about possible standing water. Enwork discussed that there isn't any water currently and would not be standing water in the future. They also explained that the parking is not being built at this time and likely never built as it is there to meet the parking formula.

Planning Commission Discussion and Motions - The Commission discussed putting wording in the approval about the differed parking spaces. Nathan suggests that there be a buffer added in the submitted plan to scale back the parking if/when it needs to be built. Rick Gillett motioned and Stephanie Peel seconded to make a recommendation to the Township Board following the 1-6 and adding 7 regarding parking. All Ayes. The Motion Carried.

2. PUD - Alden Nash Woods (New Application Approval) - Kevin Roosien and Karl den Dulk discussed their desire to build a housing development. Kevin mentioned his desire to save a lot of the wet lands and natural scenery and intend to create nature walk trails around the ponds and home sites. He has had the Health Department out to the property to test the soil and they have given their approval. There will be well and a septic systems and he assumes that there is gas available but will need to verify that. The Township would like to see street names without Alden Nash in them due to the similar named number already in the Township that cause confusion. The Planning Commission really likes the creative plan and could recommend it for a concept plan approval to the Board at the December 2, 2019 meeting.

3. Review December Expiring Terms - Nate Post and Stephanie Peel are interested in being re-appointed.

4. Plans for Joint Commission Meeting - Discussed topics of conversation and agreed on Projects and Issues for discussion and food to be served.

5. Any Other Business - The Planning Commission set the time for the October 7, 2019 meeting to happen at 7:00 PM. Prior to the scheduled Joint meeting, there will be a brief Planning Commission meeting that will begin at 6:30 PM to go over the Alden Nash PUD updated concept/preliminary plan.

Announcements- None

General Public Comment Time - A member of the Township Board thanked the Planning Commission for their service and all that they do.

Adjourn Meeting - Nate Post motioned and Rick Gillett seconded that the meeting be adjourned at 8:05 PM.