

Vergennes Township Planning Commission
Monday, August 10, 2020 Meeting Minutes

Call to order- *Bill Makuski* called the meeting to order at 7:00 PM and led the pledge of allegiance.

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

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

Approval of the Minutes - *Bill Makuski* motioned and *Jeff Hoffman* seconded to approve the minutes of the June 29, 2020 meeting as written. All Ayes. Motion Carried.

Public Hearing - Talisman Dr. Private Road Extension

Matt Cole presented the plan to the public and again to the Planning Commission. He discussed the need for specific approvals before moving forward. Mark Knottnerus, who lives on Talisman Dr, spoke out about his concern in the new road maintenance costs. The Planning Commission discussed the variance waivers that are needed and other approvals needed and agreed that it should be recommended to the Board under those conditions.

Rick Gillett motioned and *Jeff Hoffman* seconded to recommend an approval to the Board with the conditions of submittal of a draft amended maintenance agreement, Road Commission approval for drive entrance, and the Township Board approval for the variance waivers. All Ayes. Motion Carried.

SEUP Application Review - *Elaine Westhouse* was representing for the application and discussed the plans for a multitenant industrial building on O E Bieri Industrial Dr. Part of the building will be for warehousing and the other for a fitness training facility for team sports such as tennis, soccer, basketball, wrestling, etc. The Planning Commission discussed the issues that may play into having an industrial building for commercial use. The issue is that the proposed use of a fitness training center is not a listed use in the Industrial District but is listed in the Commercial District. The Zoning Ordinance would have to be amended to add this use before they could apply for it. After a long discussion everyone agreed that because of its ability to easily transform back to industrial use, they would like to see it move forward by amending the ordinance. *Rick Gillett* motioned and *Nate Post* seconded to amend that particular commercial use and add it into the industrial district and to hold a public hearing September 8th, 2020. All Ayes. Motion Carried.

Any Other Business -None
Announcements - None

General Public Comment Time- None

Adjourn Meeting - *Rick Gillett* motioned and *Nate Post* seconded to adjourn the meeting at 8:10 PM.