



Vergennes Township
69 Lincoln Lake Ave NE, Lowell, MI 49331
Planning Commission Meeting – August 9, 2021

Minutes

The meeting was called to order by Chairman Makuski at 7:00 p.m. followed by the pledge.

Roll Call – Present – Makuski, Gillett, Hoffman, Post
Absent – Peel

Agenda – Gillett motioned to approve the agenda with an allowance for Planning Administrator Carrigan to make announcements at the end. Post supported the motion. All members present voted yes, **motion carried**.

June 7, 2021 Minutes – Hoffman motioned to accept the minutes as presented, and Gillett supported the motion. All members present voted yes, **motion carried**.

Public Hearing opened at 7:08 p.m.

1. **Lowell Youth Sports Foundation**– Chris Markham from Progressive AE and Mike Minier made a presentation to the commission.

- Ron Dawson - 705 Montcalm asked how many acres were involved, asked regarding lights and if there would be night time use. *LYSF - no lights except what may be necessary for safety around concessions or parking lot if required. No lights for play, no play after dark.*
- Kathleen Losey - 13980 Bieri asked if tax dollars were being used
- Ken Skinner - 13900 Bieri asked regarding parking compared to old location. *LYSF answered old location had 120 parking spaces and this will have 260 minus what is taken out for handicap parking.*
- David Losey - 13980 Bieri - wanted confirmation that no tax dollars were to be used. Private group - Lowell Youth Sports Foundation. Asked regarding roads and traffic study. *LYSF - Kent County Road Commission handles that when driveway permits given.*

Planning Commission reviewed the proposal. Discussed retaining walls, good fit with trails, parking is above minimum standard, additional parking on dirt overflow. Gillett motioned to recommend Lowell Youth Sports Foundation's proposal to the Township Board with Williams & Works' recommendations 1-6 and 8, with a time constraint of 7 am - sunset. Hoffman supported the motion. All members present voted yet, motion carried.

2. Fallasburg Village District - Should the Village of Fallasburg and surrounding parcels be a separate zoning district.

- Ron Skinner - 13900 Bieri asked where the interest came from *PC* - *Chairman Makuski explained the recent request to the Zoning Board of Appeals. Most current parcels don't meet current zoning.* Against zoning change, likes the larger parcel requirement.
- David Losey - 13980 Bieri is afraid of subdivisions and multi-family homes coming in if zoning is changed
- Ron Dawson - 705 Montcalm doesn't want to see change, likes that ZBA makes decisions regarding nonconforming parcels.
- Tim Wittenbach - 13005 Three Mile explained that current zoning doesn't fit, purpose is to find a zoning solution that fits the unique village.
- Craig Fonger - 13944 Covered Bridge Road - Fallasburg Historical Society - Assured others that the FHS has no intention to sell their properties.
- Tamra Norton - 800 Montcalm questioned why change it, what is the point. She believes it has worked so why change now.
- Scott Miles - 13950 Bieri - does not want to see a subdivision
- Steve Hartman - 800 Montcalm does not want to see change, or multi-family buildings or dental/medical offices.
- Al Rumbaugh - 13944 Covered Bridge Road - Fallasburg Historical Society Incorporation articles state that property would be turned over to the Lowell Area Historical Society if FHS dissolved.
- Kathleen Losey - 13980 Bieri - Does not want to see land split up and subdivisions
- Jamie Smith - 14130 Covered Bridge Road - against zoning change
- Brian Vandermeulen - 13856 Covered Bridge Road - against the change

Planning Commission reviewed the proposal. Discussed, not comfortable with making the changes. Agreed current zoning is not a good fit but need to address issues brought up. Gillett motioned to table the issue. Post supported the motion. All present members voted yes, motion carried.

3. Shipping Container Storage Ordinance – amendment would allow shipping containers in Industrial and Commercial districts with precautions such as proper screening and set back considerations.

- Craig Fonger - 13944 Covered Bridge Road - doesn't see a problem with it

Planning Commission reviewed the proposal. Gillett motioned to recommend the zoning ordinance amendment to the Township Board. Hoffman supported the motion. All members present voted yes, motion carried.

4. Flat River District Update - Planning Commissioner Carrigan explained that the Flat River Ordinance 2017-1 mirrored the state's Natural River District requirements. The state has recently made updates and these changes follow those updates.

- Ron Dawson - 705 Montcalm asked what it meant to current landowners.

Planning Commission reviewed the proposal. Gillett motioned to recommend the amendment to Ordinance 2017-01 to the Township Board. Post supported the motion. All members present voted yes, motion carried.

Public hearing closed at 8:20 p.m.

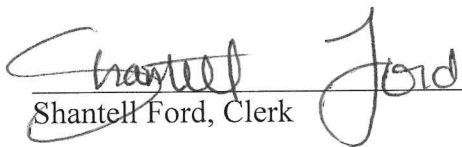
5. **Additions/Announcements** - Discussion ensued regarding the next meeting as the scheduled November meeting would interfere with the election. It was decided to schedule a meeting for October 4, 2021, but could be cancelled if no agenda.

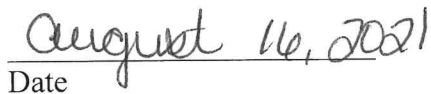
6. **Public Comment**

- Brian Vandermeulen - 13856 Covered Bridge Road asked for current information on the dam. *Clerk will email the latest information received from FERC through Representative Peter Meijer's office.*

Post motioned to adjourn and Chairman Makuski adjourned the meeting at 8:30 p.m.

Next meeting is planned for Monday, October 4, 2021 at 7 p.m.


Shantell Ford, Clerk


Date