



Vergennes Township
69 Lincoln Lake Ave NE, Lowell, MI 49331
Planning Commission Meeting – November 8, 2021

Minutes

The meeting was called to order by Post at 7:02 p.m. followed by the pledge.

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

The Agenda was approved as presented by consent.

Hoffman motioned to accept the Planning Commission meeting minutes from October 4, 2021 as presented. Gillett seconded the motion. All members voted yes, **motion carried.**

Planning Administrator Carrigan introduced SEU application for 300/320 Lincoln Lake.

Public Hearing opened at 7:07 p.m.

- **Bill Schreur** – 538 Flat River Dr – spoke for himself and his mother, family owns surrounding land, concerned about land value, and that this doesn't fit general use
- **Phil Schreur** – 13397 Forest River Dr – owns business to the south, doesn't want this next door
- **Mary Schreur** – 13535 Forest River Dr – concerned about the looks, will look like junk yard and doesn't fit community
- **Ryan Harrington** – Applicant – 11220 Headwaters Ct – currently this location is an eye sore, he's concerned about the barrels of waste sitting around the site - he takes great pride in his business and its appearance. Invited people to view current business – trucks provide essential service – markets to local community including local resident and business Roth Excavation (customer), this is an industrial building already there.
- Letters and emails were distributed to Commission that had been sent to Township Office from; JoAnne Schreur – 13249 Forest River Drive, Mary Schreur – 13535 Forest River Dr, Philip Schreur, 13397 Forest River Dr Se.

Public hearing closed at 7:12 p.m.

Commission discussed the concerns and recommendations from Williams & Works, how much of a current eyesore the property is and whether commercial is the most appropriate zoning.

- Peel stated she would like to see the W&W concerns addressed, does believe it fits with surrounding businesses
- Gillett questioned commercial as best location and wants to see specifics on landscape and truck/equipment display locations.

- Post expressed business would be of interest to local community and fits.
- Hoffman agreed it fits the area and will be better for township and immediate community than what is there.
- Applicant stated multiple times that he is willing to follow any requirements and conditions regarding paving, screening & fencing, number of vehicles on display, location of display, signage and lighting.

Post motioned to recommend SEU application approval to the township board based on the applicant's intent for the property. Would like to see applicant submit a more detailed plan to the township board involving the following concerns, driveway/parking material, screening and fencing, cap on number of trucks and equipment displayed, lighting and signage. Peel supported the motion. All members voted yes, motion carried.

Planning Commission and Planning Administrator Carrigan set meeting dates for 2022 - January 10, May 2, July 11, and September 12.

Gillett motioned to adjourn the meeting at 8:25 p.m. Hoffman supported the motion, meeting adjourned.

Next meeting is planned for Monday December 6, at 7 p.m.

Shantell Ford, Clerk

Approval Date