



**Vergennes Township**  
69 Lincoln Lake Ave NE, Lowell, MI 49331  
**Planning Commission Meeting – October 4, 2021**

**Minutes**

The meeting was called to order by Chairman Makuski at 6:59 p.m. followed by the pledge.

Roll Call – Present – Post, Gillett, Hoffman, Makuski, Peel  
Absent – none

**Agenda** – Hoffman motioned to approve the agenda as presented. Post supported the motion. All members voted yes, **motion carried**.

**Minutes from August 9, 2021** – Post motioned to approve the August 9, 2021 minutes as presented. Gillett supported the motion. All members voted yes, **motion carried**.

1. **Site Plan Review – All Weather Seal – 687 Lincoln Lake Ave SE** – Scott McDowell, owner, presented his site plan for an additional building. Planning Administrator Ryan Carrigan presented the memo from Township Engineers, Williams & Works. Discussion centered on which is the front of the building, whether or not this is an accessory building, and the legitimacy of using a driveway off a private drive without a permit. It was determined North was the front. Since the new building would not be in front of the main building, it could be classified as an accessory building and would not need the 80% external material requirements. Commission encouraged the business owner to fix unpermitted driveway situation and reminded him that future lighting will need to meet lighting ordinance. Gillett motioned to send recommendation of approval of site plan without the use of the second driveway onto private road, to the Township Board. Peel supported the motion. All members voted yes, **motion carried**.
2. **Site Plan Review – Priceless Storage – 487 Lincoln Lake Ave SE** – Pete Buurstra from LRE Engineers & Surveyors presented the plan of owner Walter Price to construct a self-storage facility. He also provided answers to questions from Township Engineers at Williams & Works, along with photos of Walter Price's other facilities. Site plan includes drainage accommodation. Planning Commission discussed the lighting, construction materials and screening. Lighting will all be building mounted and downward facing. It was determined instead of 80% specific materials on buildings, to instead screen the area with landscape and fencing. Gillett motioned to send recommendation of approval to the Township Board on the condition that the landscape is shifted to the northeast corner and along Lincoln Lake. Hoffman seconded the motion. All members voted yes, **motion carried**.
3. **SEU application** – 300/320 Lincoln Lake – Ryan Harrington presented his application to the Planning Commission. If the Special Exception Use permit is granted they will be purchasing the property. HFS Equipment Sales is a commercial sales, leasing and repair

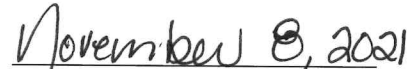
business. They sell equipment, semi tractors and some trailers. The buildings on the property are pre-existing and will be fixed up. Currently there are two employees but plan to grow to five. Gillett motioned to schedule the public hearing on November 8. Post seconded the motion. All members voted yes, **motion carried**.

**Public Comment** – Tim Wittenbach, 13005 – 3 Mile Rd NE – commented.

**Adjourn** – Post motioned to adjourn at 8:31 p.m. Gillett supported the motion.

Next meeting is planned for Monday, November 8, 2021 at 7 p.m.

  
Shantell Ford, Clerk

  
Approval Date