



Vergennes Township
69 Lincoln Lake Ave NE Lowell, MI 49331
Regular Meeting of the Township Board
January 17, 2022

Minutes

The meeting was called to order by Tim Wittenbach at 7:00 p. m. Pledge followed.

Roll Call –Gillett, Mork, Ford, Rasch, Wittenbach present

Approval of the Agenda –Mork motioned to accept the agenda with 2 additions-Old Business #2 Arrowhead SEU application and New Business #2 Fee Schedule. Gillett supported. All members voted yes. **Motion carried.**

Approval of the December 20, 2021 Regular Meeting of the Township Board

Minutes– Gillett motioned to approve the minutes as presented. Rasch supported. All members voted yes. **Motion carried.**

Treasurer’s Report & Approval of Invoices – Mork presented the treasurer’s report. Gillett moved to accept the treasurer’s report and approve the invoices with 2 additions-Crystal Flash (\$575.07) for propane at Bailey location, Lowe’s (\$507.67) for storage shelving. Mork supported. All members voted yes. **Motion carried.** Gillette motioned to pay the remaining Vander Kodde Construction bill (\$9,600), and Mork supported the motion. All members voted yes, motion carried.

Public Comment – question about what will be done with the old building

Old Business –

1. **New Township Hall Building Project Progress** – There was an issue with some frozen pipes and they were rerouted. The Township will host an Open House on January 29th 9-11 a. m.
2. **Arrowhead SEU-2170 Alden Nash** - Josh Bruwer provided more details of the proposed driving range/simulator building with pictures from a similar facility to give clarity to his project. The 3-sided semi enclosed building would consist of two levels of 14 hitting bays per level and a basement with simulators and snack/bar area. This provided needed details to the board. Carrigan stated the golf course existed prior to the current zoning code and no prior permits are available. It should be considered a legal non-conforming use, but no expansion or increase in intensity on-site may be approved without approval based on prior zoning information. Since that is not available any future uses or structures on the site

must be consistent with the current R-A zoning code. The RA zoning does allow for Rural Recreation which includes Golf Courses. Questions remain as to whether simulators and food and beverage service are allowed in RR or are under the commercial definition of the zoning code. Before this application can move forward, clarification about the 5,000 sq. ft. structure limits and these zoning issues must be answered. Wittenbach proposed sending this to the township attorney for guidance on these issues and motioned to table the application to allow the lawyer to review it. Gillett seconded. All members voted yes. **Motion carried.**

New Business –

- 1. Eligibility for Status as a Charter Township-** The Township received notice from the state that it is now eligible to become a charter township instead of a general law township. This change is allowed to happen after a census for townships with populations over 2,000. The required noticing to the public is scheduled with the Lowell Ledger. After discussion, Wittenbach moved that the township remain as a general law township. Gillett seconded the motion and all members voted yes. **Motion carried.**
- 2. Fee Schedules-** The board discussed various zoning fee increases and operation changes. Zoning Board of Appeals (ZBA) and Planning Commission (PC) meeting fees no longer cover the cost of running the meeting. The minimum a meeting costs is \$550.00. Gillett motioned to increase the ZBA and PC meetings to \$600, miscellaneous zoning application fees be set at \$50 and all public notices will come out of escrow. Rasch supported. All members voted yes. **Motion carried.**

Written reports were submitted from the Lowell Area Fire Authority, Building Department, and Zoning and Planning Administrator.

Public Comment –Liz Mead- spoke in favor of the proposed golf course building.
Heidi Holdridge- in favor of the proposed Arrowhead building, question about the square footage zoning limitation

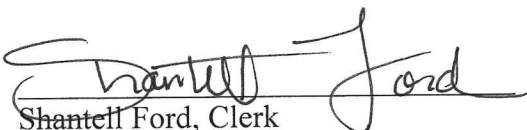
Craig Veldman-supports the driving range building

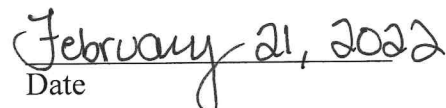
Ian Deming- disappointed with Board's handling of the Arrowhead application

Darl Decator- supports the driving range building

Wittenbach adjourned the meeting at 8:18 p. m.

Next Regular Meeting –February 21, 2022


Shantell Ford, Clerk


Date