



# Vergennes Township

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## Planning Commission February 7, 2022 Minutes

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

**Roll Call-** Present – Peel, Post, Gillett, Hoffman and Makuski were all present- none were absent

**Approval of the Agenda** – Chairman Makuski asked to switch the order of the two items on the agenda. Hoffman motioned to approve the revised agenda. Gillett supported. All members voted yes; **motion carried.**

**Approval of the November 8, 2021 Planning Commission Meeting minutes** – Post motioned to accept the minutes as presented. Peel supported the motion. All members voted yes; **motion carried.**

- **Site Plan Approval – 687 Lincoln Lake Ave** – Planning Administrator Carrigan presented information about this existing industrial property with a shop and office. Ed Huizenga (contractor) and Bernie Pepin (owner) provided details about the office expansion. An updated site plan showed additional parking in the rear of the building. **Post motioned** to approve recommendation of the site plan to the Township board with the additional parking spaces. **Gillett supported** the motion. All members voted yes; **motion carried.**
- **Special Exception Use Site Plan Approval – 300-320 Lincoln Lake Ave NE** – Carrigan presented an updated Williams & Works memo. He pointed out written public comment that had been received from the Schreur family. He clarified that the memo statement “the property is entirely surrounded by other commercially zoned properties” is an error. Residential zoning is to the north and east. Williams & Works (W&W) may have been looking at the future zoning map, which had the land becoming commercially zoned. The applicant, Ryan Harrington answered questions about the site plan– removal of some trees on the property, placing a 10 foot fence along the north side of the property, 12 trucks will be on display in front of the building (6 on each side of the driveway), LED cut-off lighting will be used, landscaping around the sign and 7 trees planted to the south. Dirt from behind the building will be used to level an area in from for displaying the semi-trucks. Any unused dirt will be hauled out. The remainder of trucks and trailers will be parked behind the building in a fenced area. Carrigan encouraged the Planning Commission to give clarity to the Township board on

expectations on keeping the area tidy, not having too many vehicles, broken down trucks – basic standards for the overall look of the business. He recommended moving 3 or 4 of the trees from the south side to the north in the vegetative buffer along where the trucks will be parked. Planning Commission discussed commercial and industrial definitions, both from the Master Plan and the Zoning Ordinance and whether this property has always been commercial. In the past, it has been Olin Equipment (sold and repaired tractors) and a pool business. The surrounding area is zoned proposed future commercial. That option was sought by the property owner, Bill Schreur in March 5, 2007. It was agreed that the incorrect statement from W&W be corrected and verify the recommendations from Andrew Moore. Additional landscaping on the north side is needed in the form of rolling berms or additional trees along the north side where the trucks will be parked. Fencing is satisfactory. There needs to be 7 parking spaces. The septic system needs to be evaluated by the Kent Co Health Dept. **Gillett motioned** to recommend the SEU to the board with the three conditions:

- Screening be placed on the north side in front of where the trucks will be parked
- Kent Co Heath Department inspect the septic system
- W&W re-evaluate their decision in light of two sides are residential and not commercial.

**Hoffman supported** the motion. All members voted yes, **motion carried**.

**Public Comment –**

Mary Schreur – 13535 Forest River Dr–concern regarding incorrect W&W memo, master plan and fencing.

Bill Schreur –538 Flat River Dr–concerns about the W&W memo. Indicated he had called Andrew Moore at W&W and talked to him about the error. He contacted Pete Gustafson and Pete agreed it should be changed.

Phil Schreur – 13397 Forest River Dr – Concerns regarding the W&W memo, and number of trucks and trailers allowed on the property.

Brenda Schreur – 538 Flat River Dr – concerns about W&W report being incorrect, missing information.

Nicole Nelson – asked for clarification about the number and placement of trees

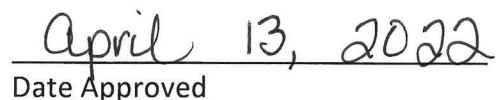
Bill Makuski – asked that the Township Board would consider set-backs be measured from the foundation wall instead of the overhang

Tim Wittenbach – 13005 3 Mile Rd NE – thanked the Planning Commission for their patience and professionalism

**Adjournment** – Post motioned to adjourn the meeting at 8:18 p. m. Hoffman seconded.

Next meeting of the Planning Commission will be Monday, May 2, 2022

  
Shantell Ford, Clerk

  
Date Approved