



Vergennes Township

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A Place Where People Like to Live

www.vergennestwp.org

Planning Commission July 11, 2022 Minutes

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

Roll Call - Present – Hoffman, Post, Peel and Makuski all present. Gillett's absence was excused.

Post motioned to approve the agenda with the correct of the date on the minutes to be approved. Hoffman supported the motion. All members voted yes, motion carried.

Post motioned to approve the May 2, 2022, minutes as presented. Hoffman supported the motion. All members voted yes, motion carried.

1. **Private Road Application off Beckwith** – LRE Representative Kyle Visker presented the application for owner, Bruce Langlois. Background is property had been one parcel, then split to 4, now owner is splitting into 8 parcels but would need a private road.

- The Planning Commission gave the owner and engineer items to complete, including drainage, EGLE approval regarding private road crossing the creek, working with bluff setback, Flat River Natural River District requirements, evaluations from the Kent County Health Department regarding septic and grading, and meeting the Williams and Works recommendations.

Planning Commission determined that when everything is in order and Williams & Works recommendations met, then return to PC and a Public Hearing can be scheduled.

Planning Commission tabled the application.

2. **Special Exception Use – Arrowhead Golf Course** – LRE Representative Ryan presented the plan from Arrowhead Golf Course.
 - PC concerned on parking, especially in adding the building and 8 bays with multiple people per bay. LRE Representative explained that they were not keeping to ordinance parking requirements to help maintain the rural look. PC not concerned over additional asphalt parking changing the rural look given the two-story 2800 square foot building.
 - PC discussed pergola in the set back and determined that was not a problem. PC also pointed out pergola should not be enclosed in any way.

- The PC stated items to be followed up on, including necessary permits from the health department, the drain commission, communication with the road commission, and clear intentions on lighting, hours, liquor license impact.


Post motioned to send to a public hearing. Hoffman supported the motion. All members voted yes, motion carried.

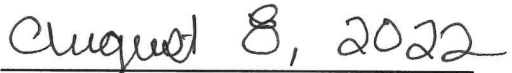
3. **Ordinance Updates** – Lake front structures, ZBA language – discussion was begun regarding updates to lake issues and evaluating ZBA criteria language.
4. **P.A. 116 application** – PC had no concerns

Next meeting scheduled for August 8, 2022, to include public hearing for the SEU application for Arrowhead Golf Course.

Public Comment – Tim Wittenbach thanked the PC for their service to the township.

Post motioned to adjourn the meeting at 9:06 p.m. and Peel supported the motion. Meeting adjourned.


Shantell Ford, Clerk


Date Approved