

VERGENNES TOWNSHIP
Regular Meeting Minutes
February 21 2005

The regular meeting of the Vergennes Township Board was called to order by Tim Wittenbach at 7:00 p.m. in the Vergennes Township Hall.

Members Present:	Tim Wittenbach	-	Supervisor
	Mari Stone	-	Clerk
	Jean Hoffman	-	Treasurer
	Al Baird	-	Trustee
	Vern Nauta	-	Trustee

Minutes of the January 17, 2005 Regular Board Meeting as well as minutes from a Special Joint Meeting with the Lowell City Council on January 10, 2005 both stand approved as presented. Minutes of a Special Meeting of the Vergennes Township Board on January 12, 2005 stand approved as presented with an amendment to include the Zoning Board of Appeals in the same motion as the Planning Commission per diem rate raise. Motion by Hoffman, second by Wittenbach, to approve bills as read. **Motion approved.** Motion by Nauta, seconded by Hoffman, to approve Agenda. **Motion carried.**

New Business:

1. Faber & Company Site Plan Review. 7 acre parcel split on Lincoln Lake across from Lowell Airport. Recommendations of Doezema and Kilpatrick have been met. Motion by Nauta, second by Hoffman, to approve Faber Site Plan Review pending completion of conditions recommended by Doezema in his February 18th correspondence . **Motion approved.**
2. Rescind AT&T Cell Tower Approval – Set new date for Public Hearing. Motion by Stone, second by Nauta to rescind approval for AT&T Cell Tower and set new date for public hearing on the tower. **Motion approved.** Public hearing will be set for March 21, 2005 Regular Township Meeting.
3. Adoption of Building Permit Fee Schedule Regarding Church Facilities. Township does not have a fee schedule for building permits for church facilities. The Board would like to calculate a schedule somewhere between residential and commercial fees. Discussion ensued. Baird does not think Township should profit from a non-profit organization – Stone noted that the permit fees are structured to cover actual costs of processing the inspections and are not intended to create a profit. Motion by Hoffman, second by Nauta, to create a special category entitled “nonprofit rates” and calculate the building permit fee for church facilities using figures for commercial buildings but charge one-half of that rate.

Yes: Stone, Wittenbach, Hoffman, Nauta
No: Baird

Motion approved.

4. Additional 05-06 Proposed Budget Figures. Discussion of project costs for installation of new server at Township; costs for new fire truck for next three years; drain commissioner order; school election. The Budget Hearing is scheduled for 3/7/05 at 6:00 pm prior to the Planning Commission meeting.
5. Discussion regarding TDR's – Tim Howard and Bill Schreur. Tim Howard suggested Township adopt an ordinance regarding TDR's (Transfer of Development Rights). Schreur stated TDR ordinance could be similar to a PUD Ordinance allowing non-continuous PUD. Grattan Township has adopted a TDR ordinance which was modeled after a PDR Program adopted by Kent County and Vergennes could use their ordinance as a model. This could be an additional option for a landowner wanting to preserve land. Tim Howard and Bill Schreur were asked to be on a committee to look into TDR's and report back to Board. Perhaps arranging for Alpine Township to give a presentation regarding TDR's to further knowledge of the process. Stone made a motion, second by Nauta, that the Planning Commission and Board set up a meeting and request experts on the subject of TDR's to come and give a presentation sometime in April or May of this year. **Motion approved.**
6. Report of Discussions with Lowell City Regarding a 425 Agreement. Representatives of Vergennes and City of Lowell have met two times regarding 425 Agreement. Wittenbach is of the opinion that the city will not compromise regarding township input as the developer wants the township completely out of the picture. Stone noted there has been no real progress made – all three parties agreed to come to the second meeting with talking points for discussion, and Vergennes was the only one who did so. (see attachment) Pete Gustafson suggestions: leave dialogue open between the two entities; give review from Township viewpoint of the 425 Agreement discussions with the City of Lowell. Motion by Stone, second by Wittenbach, Vergennes Township attorney draft a letter to send to Lowell City summarizing the 425 talks to date, and indicating our willingness to continue discussions. **Motion approved.**

Citizens Comments

More discussion among residents regarding 425 Agreement and annexation. The Board was urged to not give up zoning control over the property.

Meeting adjourned at 8:50 p.m.

Respectfully submitted,

Mari Stone, Clerk