

**Vergennes Township
Planning Commission Minutes
November 3, 2003**

The meeting was called to order at 7:00 p.m. by Chairman Jernberg. Present were Commissioners Gillette, Medendorp, Kropf, Mastrovito, Richmond and Nauta. Also present were Jeanne Vandersloot, Zoning Administrator.

Approval of October 6, 2003 minutes. **Motion** by Gillette, seconded by Nauta to approve the minutes. All approved.

There were no preplanned items on the agenda for tonight's meeting.

1. Ordinance Amendment for Multi-family Square Footage

Vandersloot said the Township Board motioned for the Planning Commission to look into multi-family and duplex square footage. Jernberg asked if the motion is for total square footage for a dwelling or a floor? Vandersloot said there are no details. Gillette said it is probably for the total square footage per unit. Jernberg asked if there are other Townships with wording already developed and maybe start by looking at smaller townships. Vandersloot will look into. Jernberg asked if there were any comments from the Board. Stone and Baird said the Board is looking to the Planning Commission to come up with the standards. Jernberg suggested having some standards to go by from other townships; give three or four different options, and maybe a fire marshal code, such as number of units allowed back to back. Mastrovito asked if our ordinance for duplexes now falls under R3 or can they put a duplex any place right now. Gillette said it falls under R3 zoning currently. Jernberg asked Vandersloot and Kilpatrick to investigate and come up with some wording for the Planning Commission to review.

2. Private Road Ordinance

Stone asked the Planning Commission to review the Private Road Ordinance and consider allowing private roads to be built narrower than public roads to reduce traffic, speed and infrastructure costs. Currently, the Private Road Ordinance requires the same specifications as public roads. Jernberg said one reason is private roads can petition to change to public roads. If the Township makes the change, it will be more costly to change from private to public roads for the land owners. Stone said she is only suggesting the width be changed. Jernberg said they can look at this again and maybe there are some options.

General Public Comment Time

No public comment at this time.

Motion by Medendorp, seconded by Kropf, to adjourn.

Meeting adjourned at 7:28 pm

Next meeting: December 1, 2003.

Respectfully submitted by,
Cindy Sullivan, Recorder