



Planning Commission July 13, 2026, Minutes

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

Roll Call –Gillett, Hoffman, Makuski, Herron, and Post were present.

Herron motioned to approve the agenda as presented and Gillett supported the motion. All members voted yes; motion carried.

Makuski motioned to approve the minutes as presented from June 1, 2026. Herron supported the motion. All members voted yes; motion carried.

New Business

1. 555 Lincoln Lake Ave SE – Site Plan approval

- Uses are limited to what is approved under required site plan. There will be no onsite retail.
- No outdoor storage.
- Planning Commission is satisfied with landscaping plan.
- Steve to provide lighting details and elevation drawings showing construction façade details.
- Need Fire Department review during building phase.

Makuski motioned to recommend approval of the site plan to the township board with the stipulations of fire department approval, KCRC and KCHD requirements and stay with approved uses as outlined in the ordinance. Gillett supported the motion. All members voted yes; motion carried.

2. Red Barn Market – Amend SEU Application

- Tony Pearson, attorney for the applicants, Aaron and Barb Roth, introduced the changes they would like to see in the township's resolution.
- Zoning Administrator Ryan Carrigan clarified that Special Exception Use permit is because that use is not all allowed by right, and the township can allow it with additional scrutiny to make sure it fits the neighborhood.
- Tricia Anderson, Williams & Works explained that a review is good way to determine that conditions are being met.
- Planning Commission discussed items
 - concern for the neighbors regarding noise – agreed to use hours for noise control

- relevance of days of the week or months out of the year regarding hours or indoor/outdoor useage
- Annual Review – agreed review was the important part, not the frequency.
- Neighbor Chris Kropf expressed he is not opposed to the business, but not in favor of loud music until 10 p.m.
- Nick Natale of Alden Grove, 2534 Alden Nash Ave NE, asked why 10 p.m. as the end time. *This is the time consistent with the others operating in the Rural Ag Zoning District with Special Exeption Use Permits.

Makuski motioned to recommend approval of the Amended Special Exception Use Permit with the folllowing changes, hours to be limited to 7 a.m. to 10 p.m., year round, indoor and outdoor useage, with a periodic review as determined by the township. Hoffman supported the motion. All members voted yes; motion carried.

3. 633 Lincoln Lake Ave SE – Classic Equine – Industrial Site Plan Review

- Gordon Jendritz, architect introduced the project.
- Steve Achram – Engineer explained that the added space is an indoor arena, needed to diagnosys horse issues with gait.
- Tricia Anderson, Williams & Works pointed out that the Site Plan has come a long way, but the areas that still need attantion are
 - Proposed height required to be on site plan.
 - Industrial Ordinance requires sides bordering residential to be screened by a wall, fence, or landscaping.
 - Parking is sufficient, however, site circulation and drive aisle dimensions need to be provided, along with a review from the fire department.
 - Lighting fixtures do not fit the ordinance and location is not indicated. Exterior lighting needs to comply with Section 201.309.F.1-7, Sections 201.413 A. And C., and Section 201.403.
 - Township Engineer's report indicates that the elements relevant to stormwater and grading need addition attention.
 - Planning Commission should defer to the Township Engineer's report as well as the Kent County Health Department.
- Gordon and Steve pointed out there is not much lighting (1 hour 26 min) and several updates were sent. Engineer disagrees with the Township Engineer.
- Applicant would like to defer anything involving outside permits.
- Planning Commission express that items not ready are too many to do by condition. Items needed were given to the applicant at the June 1 meeting. Planning Commission frustrated that Applicant's representatives submitted updated items Thursday, after packets were sent to the commission on Wednesday. Updated items were sent to Williams & Works and updated review complete Monday, but too late for Planning Commission for review.
- Planning Commission not comfortable without time to review updated materials.

Hoffman motioned to table the Site Plan Review. Herron supported the motion. All members moved yes; motion carried. Suggested that the township engineer and engineer for the applicant discuss necessary items for site plan approval.

4. Lavender Life Farms – Special Exemption Use Permit Preliminary Meeting

- Vic Bennett presented the work of Lavender Life. The are a lavender farm seeking to help those affected by trauma through lavender. They are a non-profit with a goal of

placing a Xander Friend into the hands of all children in foster care. Explained this will be a good fit for Vergennes as Commission of the Poor was one of the early boards set up in Vergennes. They would grow lavender, build a home, and set up two buildings, one for production, packing of the lavender items along with a store and cafe; and one for the Lavender L'Abri facility.

- Zoning Administrator Ryan Carrigan explained this is a Preliminary Review, SEUP is under Agritourism. They will reside on the property and the ag function is growing and promoting lavender.
- Tricia from Williams & Works pointed out that they did a great job putting together their scope and comprehensive information. Tonight is for the planning commission to ask questions and provide applicant with expectations.
- Ryan pointed out to planning commission that agritourism does not have square foot caps like rural recreation.
- Planning Commission asked and Bennetts answered –
 - Semi comes once every three weeks and plans have a 75 foot semi turn around.
 - Large facility is for storing and driving warehouse, not people.
 - Harvest season is June, ending around fourth of July
 - Lavender Life makes over 180 products made from Lavender. 95% of the products have lavender.
- Hoffman motioned to move the Special Exception Use Permit Application to a Public Hearing on August 10. Herron supported the motion. All members voted yes; motion carried.

5. Public Comment - none

- 6.** Makuski motioned to adjourn and Herron supported the motion. Chairman Post adjourned the meeting at 9:27 p.m.