

VEVAY TOWNSHIP PLANNING COMMISSION
Special Meeting
Wednesday, February 26, 2014
Vevay Township Hall – 6:00 p.m.

MINUTES

Members present: Stacy Byers, Jack Cady, John Lazet, and Bruce Walker.

Member absent: Roger Cargill and Ilene Thayer.

Other Persons present: Supervisor Gary Howe, consultant Mark Eidelson.

I. Call to Order: The meeting was called to order at 6:07 p.m. by Vice-Chair Cady.

II. Pledge of Allegiance

The audience joined the Commission in reciting the Pledge of Allegiance.

III. Set/Amend Agenda (All members must be present to amend)

The agenda was accepted as presented.

IV. Brief Public Comment

There was no public comment.

V. Pending Business

A. Draft ZO Amendments from Mark Eidelson

1. Cellular Tower facilities

This item of business was tabled for the evening.

2. Generally Accepted Agricultural Management Practices (GAAMPs)

This item of business was tabled for the evening.

3. Solar Energy Systems

This item of business was tabled for the evening.

4. Sign Regulations – Updated (enclosure)

Mr. Eidelson - Had submitted a revised overview and language document, dated February 18, 2014. He summarized the changes made based on discussion at the February 5 regular meeting. The Commission had extensive discussion on the meaning and application of various provisions,

especially wall signs, definitions, EMCs, window signs, sign dimensions, composition, construction, and maintenance. During discussion the Commission recommended:

20.02 – The definition of “Wall Sign” be modified as follows:

- the second line, delete “generally” so as to read, “...with the sign area surface flat against or parallel to the building wall...”.
- the third line, delete “projecting rigid or non-rigid fabric”.
- Incorporate the restrictions in the Table 20-1 Special Provisions (1) (A) into the definition of “Wall Sign” in Sec. 20.02.
- Include a new definition for a “projecting sign”.

Section 20.03

- In (A)(3)(d), consider either reducing the square footage or deleting this in its entirety
- In (B) amend (2) to require construction in a manner that all exposed sides are finished
- In (D) (1) (a), address when sign faces are more than 18 inches apart.

Table 20-1:

In the Special Provisions:

- In (1) (A), incorporate these provisions into the definition of “Wall Sign” in the definitions section, 20.02.
- In (1)(C), on the second line, delete “total”
- In (2)(B)(2)(b)(1), on the first line, rearrange the wording to read “An internally illuminated” sign
- In (3) (a) (1), consider increasing the allowable square footage and percentage of the sign that can incorporate an EMC.

Mr. Eidelson – distributed a draft document dated February 26, 2014, with commentary and suggested Zoning Ordinance amendments to address lot width, frontage, and access. The Commission will discuss the proposals at a later meeting.

VI. Any Other Business that may lawfully come before the Commission

No other business was discussed.

VII. Additional Public Comment

Greg Shaw – (1) if only one sign is allowed, don’t allow putting two signs together back to back; (2) referencing EMCs incorporated into a larger wall sign or freestanding sign, he supports increasing the allowable square footage of EMC signs to accommodate evolving technology and industry standards; and (3) roof signs could perhaps be limited to Agricultural Districts, and be limited to the last name of the owner or the farm.

Tami Shaw – asked if the Big Boy figure/statue is a sign and how the proposal would address similar advertising; how light-filtering, full window signs would be allowed; and how signs for multiple businesses on a single parcel would be handled.

VIII. Adjournment

There being no further business, the meeting was adjourned at 8:55 p.m.

John Lazet, Secretary