

VEVAY TOWNSHIP PLANNING COMMISSION
Special Meeting
Tuesday, April 22, 2014
Vevay Township Hall – 6:00 p.m.

MINUTES

Members present: Roger Cargill, Jack Cady, John Lazet, Ilene Thayer, and Bruce Walker.

Member absent: Stacy Byers.

Other Persons present: Supervisor Gary Howe.

I. Call to Order: The meeting was called to order at 6:00 p.m. by Chair Thayer.

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 Community Planner Mark Eidelson

1. Updated Sign/Lot Width Regulations (dated 4-16-14)

SIGNS:

Sec. 20.04 - COMMISSION – had discussion about the proposed restrictions, and decided to ask Mr. Eidelson to re-write the new section to clearly state that:

- In proposed new Subsection (8):
 - In the opening sentence, clarify that this is a definition.
 - the American flag and other governmental flags are not limited by size or number;
 - that non-governmental entity flags be limited to 3 flags per parcel;
 - that the 32 square foot size of a non-governmental flag be retained, as well as the proposal that non-governmental flags up to 15 square feet in size not count towards the sign area in Table 20-1;
 - that the setback from all lot lines be at least the height of the flag, and that the 10 foot proximity to the principal structure on the parcel be explained to the Commission.

Sec. 20.06 – Class 1 Off-Premises Seasonal Temporary Signs – COMMISSION – decided to ask Mr. Eidelson to re-write the proposal as follows:

- In the opening sentence, third line, after “as” by striking “in the case of”.
- In (A) (1), allow for no more than 90 days per year as opposed to 45, with no more than 45 continuous days at a time.
- In (A) (2), allow for no more than two signs per lot.
- In (A) (3), restrict signs to no more than 6 square feet in size as opposed to 32, and limit the height to 4 feet as opposed to 6.

Table 20-1 – Special Provisions – under (2) (B) (2) (b), line 2, make a technical correction by inserting a period after the second “only”.

LOT WIDTH, FRONTAGE, AND ACCESS:

After extensive discussion, the Commission decided to ask Mr. Eidelson to:

- In Amendment #11:
 - Clarify for the Commission if the beginning clause “Unless provided elsewhere in this Ordinance...” specifically allows for the different measurement of lot width as outlined for cul-de-sacs in Sec. 3.07?
 - Clarify for the Commission if either section “trumps” the other section?
 - Clarify the meaning of “horizontal” and “perpendicularly”, or delete both words, as “shortest, continuous and straight line” should define the shortest line between the side lot lines.
- In Amendment #13:
 - Could the provisions be limited to cul-de-sacs as Amendment #11 already addresses other irregularly shaped parcels?
 - Clarify “curvilinear” as there are several curving road segments within the Township outside of cul-de-sacs.

2. Cellular Tower facilities (no enclosure)

COMMISSION – had a lengthy discussion:

- On allowing firms to locate towers where ever they determine they want to locate them, versus requiring co-locating antennae on existing towers that offer coverage to the same area though perhaps at a reduced capacity.
- About if there was a means for encouraging cell phone coverage providers to make service available in areas of the Township not currently covered.
- About whether the Township needed to keep records of proof of FAA approval.

The Commission opted to ask these questions of Mr. Eidelson when he returns.

3. Generally Accepted Agricultural Management Practices (GAAMPs)

COMMISSION – had no further changes for the proposed amendments.

4. Solar Energy Systems

COMMISSION – had no further changes for the proposed amendments.

Chair Thayer – noted that the intent of the Commission is to have language ready for drafting by legal counsel by the end of the regular May 7 Commission meeting.

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

No other business was discussed.

VII. Additional Public Comment

There was no additional public comment

VIII. Adjournment

There being no further business, the meeting was adjourned at 8:44 p.m.

John Lazet, Secretary