

VEVAY TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, April 8, 2015
Vevay Township Hall – 7:00 p.m.

MINUTES

Members present: Jack Cady, Roger Cargill, Coe Emens III, John Lazet, Pattie McNeilly, Ilene Thayer, and Bruce Walker.

Member absent: None.

Other Persons present: Supervisor Ramey, and Consultant Mark Eidelson.

I. Call to Order: The meeting was called to order at 7:00 p.m. by Chair Thayer.

II. Pledge of Allegiance

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

III. Set/Amend Agenda

Under “Pending Business”, add “B. Onondaga Township notice of intent to amend their Master Plan”.

IV. Approval of Minutes: Regular Meeting 2-4-15 and Joint Meeting 3-4-15

February 4, 2015 regular meeting minutes – amend page 2, under “IX. Pending Business”, the sixth bullet point, after “The” by inserting “proposed”.

March 4, 2015 Joint Meeting Minutes – No amendments were offered.

MOTION Walker, seconded by Cady, to approve the February 4, 2015 regular meeting minutes as amended; and to approve the March 4, 2015 joint meeting minutes as submitted.

CARRIED 7-0.

V. Brief Public Comment

There was no public comment.

VI. Reports

A. February 2015 AGS Building/Zoning Report

The report indicated that there had been 5 permit applications: for a re-roofing, for erecting a sign, for a zoning revision, construction of a pole barn, and construction of a pole barn for agricultural use. There were no complaints/authorization to enforce.

B. March 2015 AGS Building/Zoning Report

The report indicated that there had been 3 permit applications: for a re-roofing, a new home, and an addition to a business building. There were 2 inspections conducted of new homes. There were no complaints/authorization to enforce.

C. SLU Check-off Sheets for April renewal

1. SLU permit #41 – Tower Assets Newco IX, LLC – Cell Tower – 2146 Plains Road
The operations are active and the annual fee has been paid. There have been no complaints and no change in operations.
2. SLU permit #42 –Roseanne Fry - Dance Studio – 2350 Rolfe Road
The operations are active, and the annual fee has not been paid. There have been no complaints. The holders of the SLU permit have submitted an email to the Township asking that the SLU permit be cancelled as Ms. Fry no longer uses her home for a dance studio.

Mr. Eidelson – noted that the Zoning Ordinance is not clear on cancelling a SLU permit apart from cancellation for specified cause. The Board is the authority on changes to SLU permits, and he would encourage them to consult legal counsel as to how best to handle the request of the permit holder.

COMMISSION – asked Mr. Eidelson for recommendations on how best to amend the Ordinance to address SLU permit cancellations when requested by the holder of the permit.

3. SLU permit #82.02(81.01/82) – Richard Lyon - Gravel Mining – 1436 S. Ives Road
The operations are active, and the annual fee has been paid. The operators have been responsive to neighbor’s concerns with dust and truck traffic.
4. SLU permit #83 – Jeffory Broughton - Radio Repair – 2474 Rolfe/Hull Road
The operations are active, and the annual fee has been paid. There have been no complaints and no change in operations.

D. SLU Check-off Sheets for May renewal

5. SLU permit #5 – Don Launstein - Sawmill – 384 Every Road
The operations are active and the annual fee has been paid. There have been no complaints and no change in operations.
6. SLU permits #7 and #37 – Family Life Broadcasting – Radio Tower – Tomlinson/Ives
The operations are active, and the annual fee has been paid. There have been no complaints and no change in operations.

**MOTION Lazet, seconded by Walker, to recommend to the Township Board renewal of SLU permits #41, #82.02, #83, #5, #7, and #37.
CARRIED 7-0.**

MOTION Walker, seconded by McNeilly, to recommend to the Township Board cancellation of SLU permit #42 in the manner recommended by legal counsel. CARRIED 7-0.

VII. Pending Business

A. Draft Survey for Master Plan

Mr. Eidelson - had previously distributed the draft survey, consisting of 23 questions, a map of the Township and the City of Mason, and room for comments by respondents.

COMMISSION – had extensive discussion on the proposed questions and wording, and asked Mr. Eidelson to amend the survey as appropriate to reflect the intent of the following changes:

Introductory paragraphs – change the second paragraph, first line, along the lines of “Please take a few minutes to complete this survey.” Mr. Eidelson – expects about a 25% response rate. He reported that the Township is planning on putting a sticker on each mailed survey indicating that the first 100 respondents, or whatever final number is decided, would receive a free Township mug or cookbook. Change the third paragraph, at the end of the first line, by changing “in” to “its”. A comment should be added to note that households may request additional surveys if needed. Mr. Eidelson will check with the Township to see if the survey will be on the website, and if so, will add language for accessing the website.

Questions #2 - 5 – no changes requested.

Question #6 – eliminate and replace with re-worded question #19.

Question #7 – change the first sentence to clarify the area described, such as by “is the short segment of Cedar Street west of US-127”.

Question #8 – change to reflect “...preservation of the Township’s environmental resources, such as woodlands, wetlands, streams, and other natural open spaces...”

Questions #9 – 10 – no changes requested.

Question #11 – strike “...who may not be able to afford, or not be interested in maintaining a single family dwelling and yard areas,” so that no reasons for alternative housing are given.

Question #12 – change to “(Circle no more than one)”.

Question #13 – 14 – no changes requested.

Question #15 – after Dart, insert “south of Howell Road”.

Question #16 – change “d.” to “appliance sales”; add a new “e. theater/entertainment” and re-letter the remaining options.

Question #17 – change to “...the manner in which properties are maintained...”

Question #18 – change to reflect the concept of – “Do you own land in Vevay Township of which 40 acres or more is commercially farmed?” plus remove the response option of “unsure”.

Question #19 – change “encroachment” to “development”, and move it to question #6.

Question #20 – drop the response option of “unsure”, and move it to question #22

Question #21 – eliminate “blight conditions” and replace with language to reflect “broadband/cable/internet services”; plus add “cellular phone coverage.”

Question #22 – move to become question #20.

Question #23 – no changes.

Add a new question – “How would you rate the extent of blight in Vevay Township?” And for the response use a scale of 1-5, with 1 being very bad, and 5 being minimal.

Add a new question – “Do you feel Vevay township should explore the development of expanded recreation opportunities in the Township?” with responses of yes, no, and unsure.

In the requests for returning the survey, bold/highlight the “Please return” language in both the introductory and closing paragraphs.

On the enclosed map, enlarge the font of “Legion Drive” and “N. Cedar St.; also, move “Howell Road” closer to the center of the map.

Mr. Eidelson – will re-work the survey and provide a new draft in time for consideration by the Commission at the April 21 special meeting. The goal is to have the survey in final form to the Township by April 27 in order to place the survey in respondents’ hands by May 6. This would allow for requesting a return date of May 20.

Mr. Eidelson - The Board has already had several weeks to respond to the survey, as have Commission members. Former Supervisor Howe had informed him that he had talked with various Board members, and any input from the Board should have been received by the Commission by now. Chair Thayer – noted that Doug Shaw commented that he had several questions, but could not be here tonight to voice those concerns. She does not know what his concerns are.

B. Onondaga Township notice of intent to amend their Master Plan

The Township has received written notice from Onondaga Township of its intent to update their Master Plan. The Township has provided copies of the notice of intent to all Commissioners.

VIII. Any Other Business

Mr. Eidelson – has been asked to develop an updated Zoning Map to incorporate all previously approved changes. A public hearing will need to be scheduled before the Commission makes a recommendation to the Board as to its adoption.

IX. Additional Public Comment

There was no public comment.

X. Adjournment

There being no further business, the meeting was adjourned at 8:42 p.m.

John Lazet, Secretary