

VEVAY TOWNSHIP PLANNING COMMISSION
Public Hearing / Regular Meeting
Wednesday, February 4, 2015
Vevay Township Hall – 7:00 p.m.

MINUTES

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

Member absent: Roger Cargill.

Other Persons present: Supervisor Gary Howe, 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

The agenda was accepted as presented.

IV. Approval of Minutes: Regular Meeting 1-7-15

No amendments were offered.

MOTION Cady, seconded by Walker, to approve the January 7, 2015 regular meeting minutes as presented.

CARRIED 6-0.

V. Brief Public Comment

There was no public comment.

VI. Recess to Public Hearing

Proposed Zoning Ordinance Amendment Re: Table of Uses in Chapter 8, Section 8.02

Mr. Eidelson – briefly explained the purpose of the proposed amendment is to make a technical correction regarding Wind Energy Conversion Systems (WECS) language. The title of the Ordinance refers to WECS/**small**, but in the Table of Uses itself, the wording is WECS/**large**. The amendment would change the Table of Uses to read “WECS/small”.

There was no public comment.

VII. Adjournment of Public Hearing and Recommencement of Regular Meeting

There being no further public comment, the public hearing was concluded at 7:09 p.m.

VIII. Reports

A. January 2015 AGS Building/Zoning Report

The written report indicated that there were 4 building/zoning permit applications, involving an addition to an agricultural use pole barn, a new home, a remodel, and upgrades to a cell tower. There were no complaints, and no authorizations to enforce.

B. SLU Check-off Sheets

1. SLU permit #77 – Capital City Car Club –2373 Barnes Road - Antique Cars
The operations are active and the annual fee has been paid. There have been no complaints and no change in operations.

MOTION Walker, seconded by Cady, to recommend to the Township Board renewal of SLU permit #77.

CARRIED 6-0.

IX. Pending Business

A. Zoning Ordinance Amendment Re: Table of Uses in Chapter 8, Section 8.02

The Commission having previously discussed this amendment as being needed to make a technical correction in the Section 8.02 Table of Uses, the Commission found that:

- The proposed text amendment would clarify the intent of the Ordinance relative to small WECS;
- The proposed text amendment is needed to correct an error in the Ordinance;
- The proposed text amendment would reduce any potential conflicts with state regulations as well as within the Ordinance itself;
- The proposed text amendment would keep the Ordinance in compliance with future changes in State regulations relative to WECS;
- As WECS are already a permissible use, the amendment would be fully consistent with the character of the range of uses provided for within the district;
- The *proposed* amendment does not create incompatible land uses within a zoning district, or between adjacent districts; *Revised 4-8-15*
- The proposed text amendment relies on the Commission’s previous study and research on WECS relative to functional requirements, contemporary building practices, environmental requirements and similar technical items;
- The proposed amendment has no effect on the Township’s ability to provide adequate public facilities and services; and
- The proposed amendment is consistent with the Township’s desire to protect the public health, safety, and welfare of the community.

MOTION Cady, seconded by Emens, to recommend to the Board of Trustees approval of the proposed Zoning Ordinance amendment to Chapter 8, the Section 8.02 “Table of Uses”

to revise “Wind Energy Conversion Systems/Large” to “Wind Energy Conversion Systems/Small” as set forth in the proposed amendment drafted by Township legal counsel. CARRIED 6-0.

X. Any Other Business

Several members had attended the Michigan Townships Association Conference last month.

Chair Thayer – the Right to Farm law was discussed, including the new Category 4 of the GAAMPs relating to site selection for animal keeping.

Comm. McNeilly – found the conference to be very informative; she obtained a lot of good information, and where to get information when needed.

Comm. Cady – Overall, considering the number of years he has served the Township on various boards, he found the conference to be “a good tune-up.”

Comm. Emens – the presentation on the Right to Farm law was informative, as was the Master Plan workshop.

Comm. Walker – was impressed with the conversation on standing up for the Township, keeping the public interest in the forefront of considerations. He appreciated the discussion on being prepared for emergencies, planning for communication and responsibilities, and having the appropriate connections throughout the county in order to be best prepared. He personally felt encouraged to carefully consider the language of Township Ordinances and amendments, and to be sure that the intent is accurately reflected in the Ordinance.

Supervisor Howe – MTA is planning on holding their conference next year in January in the Detroit area, but in 2017 the conference is likely to be moved to April, and is proposed to be in Lansing. He will be sitting down next month with the new contact in the Sheriff’s Department to discuss emergency preparation plans. The PowerPoint slides for all of the MTA conference presentations are now online and available for review.

IX. Additional Public Comment

There was no public comment.

X. Adjournment

There being no further business, the meeting was adjourned at 7:25 p.m.

John Lazet, Secretary