

VEVAY TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, January 8, 2014
Vevay Township Hall – 7:00 p.m.

MINUTES

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

Member absent: None.

Other Persons present: Supervisor Gary Howe, and Planning 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 12-4-13 Meeting and 12-11-13 Special Meeting Minutes

December 4, 2013 minutes: (1) Amend page 2, the first full paragraph, second line, after “on” by striking “piles” and inserting “stockpiles”. (2) Amend page 3, the fourth bullet point, first line, after “County” by inserting “Road Commission”.

December 11, 2013 minutes: (1) Amend page 1, “Members Present”, by striking “Roger Cargill”. (2) Amend after “Member Absent” by deleting “None” and insert “Roger Cargill”.

MOTION Walker, seconded by Cady, to approve the December 4, 2013 meeting minutes as amended, and the December 11, 2013 special meeting minutes as amended.
CARRIED

V. Brief Public Comment

There was no public comment.

VI. Reports

A. December 2013 AGS Building/Zoning Report

The written report indicated that there were three permit applications, involving an addition to a residence, placement of a mobile home in Mason Manor, and building a new home. There were no complaints or authorizations to enforce the Ordinance.

B. Special Land Use (SLU) Check-off Sheets

1. SLU permit #70 – Snow’s Sugar Bush – 3188 Plains Rd. – Restaurant/Syrup
The maple sugar operations are active, the restaurant operations are inactive, and the annual fee has been paid. There have been no complaints and no change in operations.
2. SLU permit #97.01 – Crazy-C Hayhoe Land Co. – Barnes Rd. – Gravel Mining
The operations are active, and the annual fee has been paid. There have been no complaints. The permit is for removal of stockpiled materials only, and does not permit the extraction of minerals. There is a letter of credit on file for \$115,000 that expires May 29, 2014.
3. SLU permit # 119 – Rodney Ball – 2215 Rolfe Rd. - Taxidermy Shop
The operations are active, and the annual fee has been paid. There have been no complaints and no change in operations.

There was discussion on revising the SLU permit review sheets to change “Renewal” date to “Review” date, and including when the current SLU permit was issued. The Commission discussed the practice of the annual review of SLU permits and its value as an oversight function of operations, especially as the Township does not have a resident zoning administrator.

To preserve his right to vote on the SLU permit renewals when they are considered by the Township Board, Comm. Walker recused himself from voting on the following motion:

**MOTION Byers, seconded by Walker, to recommend to the Township Board renewal of SLU permits #70, #97.01, and #119.
CARRIED.**

VII. Pending Business

- A. Draft ZO Amendments from Mark Eidelson
 1. Cellular Tower Facilities

Mr. Eidelson – had submitted draft revisions based on prior Commission discussions, and all Commissioners had a copy previously distributed to them. The Commission decided to discuss these revisions once discussion on the initial proposed amendments on signage are done.

2. Generally Accepted Agricultural Management Practices (GAAMPs)

Mr. Eidelson – had submitted draft revisions based on prior Commission discussions, and all Commissioners had a copy previously distributed to them. Again, the Commission decided to return to the revisions once discussion on the initial proposed amendments on signage are done.

3. Solar Energy Systems

Mr. Eidelson – had submitted draft revisions based on prior Commission discussions, and all Commissioners had a copy previously distributed to them. Again, the Commission decided to return to the revisions once discussion on the initial proposed amendments on signage are done.

4. Sign Regulations (no enclosure – please bring previously distributed materials in November packet)

Mr. Eidelson – explained that Amendments #1 - #6 delete all of the various definitions of “sign” throughout the Ordinance, and instead reference the proposed definitions and regulations in proposed Chapter 20, titled “Signs”. Amendment #7 would delete the mention of “Billboard” within the Table of Uses in Chapter 9, Industrial Districts. Amendments #8 and #9 would delete sections in the current Ordinance relating to signage and billboards, and leave regulation to proposed new Chapter 20.

Mr. Eidelson – proposed Chapter 20, “Signs”, contains a Purpose Statement (section 20.01) to mirror the style of the rest of the Ordinance. The remainder of the chapter is written to reflect court rulings on freedom of speech and business use of signage. The definitions (Section 20.02) generally parallel the current Ordinance definitions, though streamlined to more broadly cover various types of signs and messages, such as political signs. The “General Standards and Regulations” (Section 20.03) are written:

- To authorize the Zoning Administrator to approve signage unless it is part of a SLU permit application or a site plan revision.
- To list the information needed for obtaining a zoning compliance permit.
- To list exemptions for certain smaller signs and indoor signs.
- To require maintenance of existing signs and signs approved pursuant to Chapter 20.
- To address lighting of signs. If the sign contains internal lighting, only the letters, symbols, and logos can be lighted, not the background. COMMISSION:
 - the word “to” needs to be inserted after “used” in the second line of (B) (2).
 - had discussion on various types of internally lighted signs, especially portable signs that have opaque letters on a fully lit background.
 - had discussion on the “150 watts per sign face” in (C) (3) needing to be the same measurement standard throughout the Chapter, and on how best to consider appearance depending on the technology of the lighting.
- To regulate sign area, setbacks, and height. COMMISSION – had extensive discussion on how these proposed measurements would apply in real life situations. Discussion included readability being limited by size and distance; placement issues; measurement of setbacks and height; buildings and signs on corner lots; and application considering the desire to maintain the rural character of the Township.
- To regulate electronic message center signs (EMC) as to screen changes and hours of operation. COMMISSION:
 - had discussion on proposed (C) (6) (a) and that the proposed 30 second requirement on screen display needed to be reduced, to perhaps a time between 5 and 10 seconds.
 - had discussion on the proposed restriction on screen changes during hours when the facility is closed for business.
 - the words “product of the” need to be inserted after the second “the” in the fourth line of (C) (6) (d).
- To list prohibited signs. This list is primarily from the existing Ordinance.

Mr. Eidelson - “Signs Permitted in All Districts” (Section 20.04) is written to address the most common types of signs, many of which are not currently in the Ordinance, such as monument signs for subdivisions. This section would propose various allowances and restrictions on such signs.

COMMISSION – discussed:

- In (A) (1), delete on line 3 “may be illuminated”. Perhaps “illumination” should be detailed and included in the definitions section.
- In (A)(6), the size and time limitations on Political or Philosophical Signs
- In (A) (15), addressing Agricultural Dealer Plot Signs, the need to change the June 1 date to an earlier date, perhaps April 1.
- In (A) (16), addressing Temporary Sign, Public Event”, whether the limitation to one sign needed to be increased, and whether the lot line setbacks were too short or too long.
- to specifically address temporary signs by designed usage, though not including “political signs” under number 6.

Mr. Eidelson – “Additional Signs Permitted by District” (Section 20.05) is written to address business signs that are on a wall or freestanding, pursuant to proposed Table 20-1.

Mr. Eidelson – “Off-Premises Advertising Signs” (Section 20.06) is written to address off-premise signs by class, with Class 1 signs being those in A-1 districts, and Class 2 signs being billboards in an Industrial District along the US-127 corridor. COMMISSION – noted that in (A), “Class 2” on line 3 should be “Class 1”; on the Class 2 provisions effect on that portion of the Township that abuts US 127; and on the proposed prohibition on billboards being illuminated. Mr. Eidelson – recommended that the Commission talk with legal counsel especially for questions raised as to Class 2 digital billboards and illumination.

Mr. Eidelson – “Nonconforming Signs” (Section 20.07) is written to “grandfather” in existing allowable signs, pursuant to current Chapter 17, “Nonconformities”.

Mr. Eidelson – proposed Table 20-1 is written to address wall signs and free-standing signs in the various districts. These signs would be allowed in addition to the signs proposed to be allowed in Section 20.04. For instance, a church or special land use operation in an Agriculture District would be subject to this table. The listing of “special provisions” is designed to delineate the specificity of allowable signs, such as on corner lots, along interior roads, etc. COMMISSION – had discussion on “(2)(a) Produce Sales” being re-worded to reflect agritourism as opposed to just produce sales; and the goal of retaining the rural character of the Township, especially with respect to how much illumination is allowed for signage.

Comm. Cargill - offered to ask a sign industry representative to address the Commission on January 23 about the issue of “interior illumination”, how long an image should be displayed on an EMC, and traffic distraction issues.

B. Review/Schedule Upcoming Regular and Special Meetings

Mr. Eidelson – would appreciate having the Commission know where they want to head on each issue in future meetings. COMMISSION – set the time and date of the next special meetings on January 23, at 6:00 pm, and on February 26 at 6:00 pm.

VIII. Any Other Business

COMMISSION – had discussion on the condition of the right of way across from the Ives Road gravel pit entrance that was discussed on December 4; which entities had the authority to enforce traffic law and harmful actions in the right of way; and the inability of the Commission to enforce any truck traffic once they've left the property to which the SLU permit applies.

IX. Additional Public Comment

There was no additional public comment.

X. Adjournment

There being no further business, the meeting was adjourned at 10:10 p.m.

John Lazet, Secretary