

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

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MINUTES

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

**Member absent:** None.

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

**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**

Bill Rogers – ~~note~~ noted that he just closed a gravel mining operation last year. He recommended re-visiting the Ordinance relative to these operations. Chelsea is looking at a push for a new operation just off M-52, and the public hearing had roughly 500 people in attendance. Another township spent over \$200,000 defending their ordinance. If this trend keeps up, the state may step in and regulate the operations. The current Ordinance requires topographical lines every 5 feet, which works out to about \$900 per acre in costs. Too much detail could be leaving the Township open to a lawsuit if the applicant has significant assets.

**V. Pending Business**

A. Draft ZO Amendments – Community Planner Mark Eidelson

1. Public Hearing Materials

a) Signs – COMMISSION – asked about Table 20-1 Special Provisions, (2)(B)(2)(b)(2), that now references signs not being visible to dwellings within 300 feet; how does this apply to residences across the highway from a sign? Mr. Eidelson – language has already been published for the public hearing; any changes should be considered at that time.

b) Lot Width, Frontage, and Access

Commissioners asked a few questions about clarification on the proposed amendments.

2. Cellular Tower facilities (no enclosure)

Mr. Eidelson – walked the Commission through the draft language dated January 3, 2014, as a refresher of the proposal and the recommended Ordinance changes. Chair Thayer pointed out a typographical error in Amendment #2 - “COMMUNICDATION” - in the title of proposed changes to Section 3.26. Comm. Walker – would like to consider combining subsections #4 and #14; he will email proposed language to Mr. Eidelson and Commissioners.

3. Generally Accepted Agricultural Management Practices (GAAMPs)

Again, Mr. Eidelson walked the Commission through the draft language dated January 3, 2014, as a refresher of the proposal and the recommended Ordinance changes. The new definition of “agritourism” in amendment #2 needs further discussion as it requires an SLU permit.

COMMISSION – There was discussion of the inclusion of “concerts” in the proposed definition; it was pointed out that the first sentence requires that any concert be in association with “...and dependent on agriculture and/or a farm setting.” Mr. Eidelson – as the language says the listed activities are “examples” of agritourism activities, even if “concerts” are not mentioned they could still be proposed but would have to be explicitly noted in the SLU application and site plan. The language would give the Commission the latitude to decide on an application by application basis as to appropriate conditions for an SLU permit to be granted. For instance, the Commission could require notification before bonfires of a certain size would be started.

Amendment #2 - the Commission decided to change the:

- First line, after “activity” by striking “carried out in association” and inserting “associated”.
- Sixth line, after “bonfires”, by striking “concerts” and the following comma.

Amendment #8 - the Commission decided to delete the asterisks next to the “P” in columns R-1A and R-1B.

Amendment #10 - the Commission decided to add a subsection (2)(h) to require an application for a SLU permit to include which activities are proposed to be carried out where on the parcel, and how they would be arranged. Mr. Eidelson will draft proposed language.

Amendment #11 – the Commission decided to delete subsection 16.06(FF) in its entirety, and reserve the subsection for future use.

Commission - Subsection 16.06(II) addresses “shooting, ranges” and may need to be visited in the future for consideration and updating the language.

4. Solar Energy Systems

Again, Mr. Eidelson walked the Commission through the draft language dated January 3, 2014, as a refresher of the proposal and the recommended Ordinance changes. In Amendment #2, Section (A)(1)(a) now includes the Commission requested change to have the Commission be the approving authority for placement of all ground mounted Small Solar Energy Systems (SSES).

Amendment #1 - the Commission corrected the acronym following the designation of “Small Solar Energy Systems” from “SES” to “SSES”.

Amendment #2 – the Commission made the following changes:

- Under SSES, in (A) (2) (a) strike the entirety of the proposed language and replace it with the identical language used in (B) (2) (b) for Medium Solar Energy Systems (MSES).
- Under SSES, in (B) (3) (b), the first line, after “back” by striking the rest of the sentence and inserting “at least ten (10) feet from all edges of the roof.”
- Under MSES, change (B)(4)(b) along the lines of after “exceed” by striking the remainder of the sentence and inserting “fifteen (15) feet except in Commercial and Industrial zones, where they shall not exceed twenty (20) feet in height.”
- Under MSES, delete (B) (4) (c) in its entirety and replace it with language along the lines of “Screening shall be required as for SSESs in section (A) (4) (b).
- Under (D) – Self-Contained Solar Energy Systems – amend the third line, after the first “are” by striking “attaché” and inserting “attached.”

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

Chair Thayer distributed a memorandum from Mr. Eidelson, dated March 26, 2014, that proposes changes in the stylistic formatting of the language of the Ordinance. This will be discussed at a future Commission meeting.

Mr. Eidelson – commented that in incorporating all of the amendments into the recodification, he is proposing a new format style that reduces the empty spaces and reduces the font size.

Chair Thayer – Noted that discussions on proposed Ordinance amendments will continue at the regular Commission meetings on April 9 and May 6, and also during a special meeting on April 22. No additional special meeting has been scheduled for May.

Mr. Eidelson – referenced the earlier comments from Bill Rogers on gravel mining and asked as to the Commission’s understanding of his intent. COMMISSION – had extended conversation about the proposed operation on the south side of Barnes Road that did not materialize but very well may be proposed in the relatively near future.

## **VII. Additional Public Comment**

Tami Shaw – noted that the word “agritourism” is now included in the 2014 edition of the Merriam Webster dictionary.

## **VIII. Adjournment**

There being no further business, the meeting was adjourned at 8:12 p.m.

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John Lazet, Secretary