

VEVAY TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, November 5, 2014
Vevay Township Hall – 7:00 p.m.

MINUTES

Members present: Jack Cady, Roger Cargill, John Lazet, Pattie McNeilly, and Ilene Thayer.

Member absent: Bruce Walker.

Other Persons present: Supervisor 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 October 8, 2014 Meeting Minutes

No amendments were offered

MOTION Cady, seconded by Cargill, to approve the October 8, 2014 meeting minutes as submitted.

CARRIED 5-0.

V. Brief Public Comment

There was no public comment.

VI. Reports

A. October 2014 AGS Building/Zoning Report

The written report indicated that there were 7 building/zoning permit applications, involving construction of 2 pole barns (1 for agricultural use), re-placing a roof, 3 re-inspections, and the Michigan Trapshooting Association (MTA). The MTA had come in earlier to obtain a permit for constructing a covered shelter. There were 3 complaints/authorizations to enforce: one for junk, and two for barking dogs.

B. SLU Check-off Sheets

1. SLU permit #112 – Calvin Bowden – 1131 West Columbia – Riding Stable

The operations are active, and the annual fee has been paid. There have been no complaints and no change in operations.

2. SLU permit #99.01 - Gail Sinnaeve – 2230 Ives Road - Dog Grooming
The operations are active, and the annual fee has been paid. There have been no complaints and no change in operations.

**MOTION Cady, seconded by Cargill, to recommend to the Township Board renewal of SLU permits #99.01, and #112.
CARRIED 5-0.**

VII. Pending Business

- A. Election of Officers (no enclosure)

Comm. Thayer was nominated for the position of Chair; there were no other nominations.

**MOTION Cady, seconded by Cargill, to elect Comm. Thayer as Chair for 2015.
CARRIED 5-0.**

Comm. Cady was nominated for the position of vice-chair; there were no other nominations.

**MOTION Lazet, seconded by Cargill, to elect Comm. Cady as Vice-chair for 2015
CARRIED 5-0.**

Comm. Lazet was nominated for the position of Secretary; there were no other nominations.

**MOTION Cady, seconded by Cargill, to elect Comm. Lazet as Secretary for 2015.
CARRIED 5-0.**

- B. Schedule 2015 Meeting Dates (please bring your calendars)

MOTION Cady, seconded by Cargill, to set the following dates for regular Commission meetings during 2015, all Wednesdays:

January 7	April 8	July 8	October 7
February 4	May 6	August 5	November 4
March 4	June 3	September 9	December 9

CARRIED 5-0.

- C. Clarification from Supervisor Howe Re: Amendment to Ordinance 68, Section 3.11 – Swimming Pools

Supervisor Howe explained that AGS had pointed out that the current Zoning Ordinance language conflicts with the State Building Code. Supervisor Howe then called legal counsel and asked them to discuss the matter with AGS, the result being the Ordinance amendment before the Commission.

It was noted that during the October 8 regular meeting the Commission scheduled a public hearing on the proposed amendment during the regularly scheduled meeting on Dec. 3, 2014.

D. Special Events in Agricultural Districts (refer to PC minutes of 10-8-14, pg. 3, Sec. E)

Mr. Eidelson – inquired if the intention is to have an amendment drafted, and if so, with what particular details. He noted that the more requirements that are included, the more complicated it is to implement and enforce the various provisions. He recommended that the various scales of the events be considered, such as the size/number of attendees of the event.

COMMISSION – after lengthy discussion the Commission reached no decision as to allowing or prohibiting social events in Agriculture Districts. To better envision what Township regulations might look like for social events, and **specifically for purposes of discussion only**, Mr. Eidelson was asked to prepare ~~draft~~ a draft amendment that would allow for social events in Agriculture Districts, addressing at least the following matters in the draft: (remove struck through word above upon approval 12-3-14)

- Noise, including limiting amplification of music and other sounds, especially when neighbors are more likely to be home, such as evenings and week-ends.
- Traffic and road safety, especially if impaired driving may be a possibility (drinking)
- Hours of operation
- Limitations possibly based on the size of the parcel proposed to be used, perhaps involving a minimum of 30-40 acres
- Number of events allowed per week, month, or season
- The class of the road, whether paved or not, etc.
- Limiting special events to active agricultural operations
- Possible buffer planting of crops or vegetation along property lines
- Considering population density around the involved parcel, perhaps no more than 2 homes per mile along the road servicing the parcel hosting the operation
- Differentiate between allowance by SLU versus allowance by permit. Supervisor Howe encouraged an SLU approach.
- Requiring a SLU/site plan to be updated annually
- Requiring all needed permits to be secured, and provide proof to the Township.

Supervisor Howe – In response to questions, explained possible Township enforcement mechanisms, such as coaching AGS about how the Township wants the Ordinance enforced, and calling the sheriff and the MSP for what they can enforce. He noted that enforcement can be expensive; for instance, enforcing the operations of gravel mining can be very time consuming and costly. Reaction time is normally measured in days. Complainants are normally other citizens, and they may be asked to keep a log of violations or nuisances. The GAAMPs on Farm Markets have clearly laid out activities not protected by the GAAMPs, which might be considered in enforcement actions.

Mr. Eidelson offered to write a first draft, again cautioning on the need to have provisions that are enforceable utilizing existing Township tools and resources.

E. MTA Annual Conference – Thursday, January 29, 2015, in Grand Rapids, MI

Commissioners had previously been sent details on the conference, and the Township has asked all Commissioners planning on attending to please let the Township know no later than Monday, November 10, by close of business hours. Certain costs may be covered by the Township.

Commissioners Thayer, Cady, and McNeilly are interested in attending.

VIII. Any Other Business

Chair Thayer – Noted the Township Board of Trustees had agreed to convene a joint meeting with the Commission on Monday, November 10, at 5:00 pm for the purpose of discussing next steps in reviewing the Township Master Plan.

Supervisor Howe – commented that Coe Emens III has indicated an interest in serving on the Commission, and at the Monday, November 10 Board meeting, he will be recommending Mr. Emens be appointed.

IX. Additional Public Comment

Greg Shaw – asked about extra traffic during the Halloween season, and if the Township had received any complaints? Could an SLU be revoked based on complaints? Supervisor Howe – no complaints had been received. Mr. Eidelson – the Ordinance generally provides that violations have to be corrected; if not, the SLU owner may be taken to court. But it is time consuming and an expensive process.

X. Adjournment

There being no further business, the meeting was adjourned at 8:45 p.m.

John Lazet, Secretary