

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

---

MINUTES

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

**Member absent:** None.

**Other Persons present:** 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 September 3, 2014 Meeting Minutes**

On page 2, under “VII. (A)” the comment by Commissioner Walker, last line, after “Plan” by inserting a comma and “but there is money available for this project.”

**MOTION Cady, seconded by Cargill, to approve the September 3, 2014 meeting minutes as amended.**

**CARRIED 5-0.**

It was noted that there is an overlooked error in the minutes of the August 6, 2014 minutes.

**MOTION Walker, seconded by Cady, to correct the previously approved minutes of the August 6, 2014 meeting.**

**CARRIED 5-0.**

On page 2, the paragraph immediately above the motion to approve the SLUs should be deleted in its entirety.

**MOTION Cady, seconded by Walker, to approve the minutes of the August 6, 2014 meeting as corrected.**

**CARRIED 5-0.**

**V. Brief Public Comment**

Greg Shaw – thanked those who bought tickets for the Rayner Park raffle.

## VI. Reports

### A. Township Monthly Building/Zoning permits

The written report indicated that there were 20 building/zoning permit applications, involving three new homes, constructing a privacy fence, changing a crawl space to a basement, installing an above ground pool, constructing 7 pole barns (3 for agricultural use), placement of 5 mobile homes in Mason Manor, and tearing off and re-placing a roof. There were 3 complaints/authorizations to enforce: one for trash and junk, and two for barking dogs.

### B. SLU Check-off Sheets

1. SLU permit #6 –Vevay Township, 780 S. Eden Road –Township Hall  
The operations are active, and the annual fee has been paid. There have been no complaints and no change in operations. An emergency power supply has been installed.
2. SLU permit #46 - Phyllis Raymond, 556 S. Diamond Road – Ceramitastic Shop  
The operations are active, and the annual fee has been paid. There have been no complaints and no change in operations.
3. SLU permit #81.02 – Diana Russell & Gary Darling – gravel mining  
Location: 1228 Ives Road, Mason  
The operations are active, and the annual fee has been paid. There have been no complaints and no change in operations.
4. SLU permit #105 – American Tower/Spectrasite - Cellular Tower  
Location: 1803 Howell Rd., Mason – Owner: Wayne Every  
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 permits #6, #46, #81.02, and #105.  
CARRIED 5-0.**

## VII. Pending Business

### A. Review/Amend Ordinance 68, Section 3.11 – Swimming Pools

A copy of the proposed amendment had been previously distributed to Commissioners. The requirements for fencing are already largely required by state construction code, and the amendment has been drafted by legal counsel.

The Commission requested further information from the Township as to the reasons for the proposed changes.

### B. Set Public Hearing for Swimming Pools Ordinance Amendment

The Commission scheduled a public hearing on the proposed amendment during the regularly scheduled meeting on Dec. 3, 2014.

C. Master Plan Potential Joint Meeting Date(s)

After discussion, the Commission recommended potential dates of Nov. 10 at 5:00 pm, prior to the regularly scheduled Township Board of Trustees meeting, or November 12 at 7:00 pm, or November 5, at 6:00, prior to the regularly scheduled Planning Commission meeting.

D. Review of Additional Master Plan Special Meeting Date(s) with Planning Consultant

This item was tabled for the evening.

E. Special Events in Agricultural Districts – Community Planner Mark Eidelson

Mr. Eidelson – had provided several pertinent ordinances from other jurisdictions, as well as the January 2007 Agricultural Tourism Local Zoning Guidebook and Model Zoning Ordinance Provisions. He advises that the most important matter is the consideration of the scope of Township regulation of events, allowing events while still having some level of oversight.

COMMISSION – discussed various types of events, potential negative impacts on surrounding properties and the Township, and various provisions in the provided ordinances from other jurisdictions, including:

- traffic for major events and proximity to type of road
- having a basic requirement of a SLU before an event could be hosted
- possibly limiting the life of the underlying SLU, as we do for gravel mining. Mr. Eidelson advised that courts may not be accepting of this provision, and legal counsel should be consulted
- size of the parcel and buildings involved
- limiting new events to structures existing at the time the Ordinance was amended
- population density around the parcel
- relationship of the event/use to farming
- copies of letters of approval from other entities such as the health department
- Township ability to enforce the adopted standards
- possibly maintaining a log of the activities for purposes of understanding the scope of use
- limiting the hours of operation
- how many days per month or week an activity could be allowed
- requiring amplified music to be for background purposes only, or even not allow amplification
- the clear understanding that any change in the Ordinance would apply across all Agricultural districts and parcels in the entire Township

COMMISSION – in conclusion, special events are currently not allowed in the Ordinance under a SLU in Agriculture Districts; the question is whether to pursue possible changes in this area by developing an amendment package for the Zoning Ordinance.

Mr. Eidelson – suggested that Commissioners identify basic key measures and parameters that they would like to see included in any amendments, to facilitate his drafting should agreements be reached on how or whether to proceed to amendments. Courts have tended to not like temporary permits unless the operations themselves are likely to be temporary.

F. Agricultural Tourism Local Zoning Guidebook - Distribution

The booklet had been previously distributed.

**VIII. Any Other Business**

Chair Thayer – announced that Stacy Byers had resigned her seat on the Commission. Commissioners expressed their appreciation for her insights, her knowledge, her wisdom, and her commitment to keeping the Township a place that residents are proud to call “home.”

**IX. Additional Public Comment**

Tami Shaw – it was their desire to keep the farm together that led them into agri-tourism. Many of the issues discussed tonight are already covered in the Ordinance, such as hours of operation and parking, and she would support changes that would only apply to working farms.

Greg Shaw – the acreage requirements discussed tonight should limit the applicability of events to a limited number of all of the agricultural parcels in the Township.

**X. Adjournment**

There being no further business, the meeting was adjourned at 8:39 p.m.

---

John Lazet, Secretary