

VEVAY TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, August 6, 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 legal counsel David Revore.

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

There were no amendments to the agenda.

IV. Approval of Minutes: Regular Meeting on July 9, 2014

No amendments were offered to the minutes as submitted.

MOTION Cady, seconded by Walker, to approve the July 9, 2014 meeting minutes as submitted.

CARRIED 6-0.

V. Brief Public Comment

There was no public comment.

VI. Reports

A. Township Monthly Building/Zoning permits

The written report indicated that there were 13 building/zoning permit applications, involving an addition, one for installation of solar panels, three for re-roofing, two final inspections, a new home, a pool, two inspections, a re-inspection, and co-location of an antenna. There was one complaint involving the need for a zoning permit, which has been resolved.

B. SLU Check-off Sheets

1. SLU permit #11 - Capital Region Airport Authority – Capital City , Lansing
The operations are active, and the annual fee has been paid. There have been no complaints and no change in operations.
2. SLU permit #13 - Gerald Smith, 778 Jewett - Storage Tank
The operations are active, and the annual fee has been paid. There have been no complaints. The owner anticipates retiring the SLU permit once this year's operations are concluded.
3. SLU permit #26 - William Rogers, 1494 Tuttle Road - Consultant
The operations are active, and the annual fee has been paid. There have been no complaints and no change in operations.
4. SLU permit #78 - Kevin Lovell, 1681 Hull Road - Landscaping
The operations are active and the annual fee has been paid. There have been no complaints and no change in operations.
5. SLU permit #120 - Douglas and Tami Shaw, 1826 Rolfe Road – Farm Market/
Agritourism
The operations are active and the annual fee has been paid. There have been no complaints. One change in operations this year is that they do not anticipate use of inflatable haunt structures.

~~Chair Thayer asked if there has been any change in operations or structures. Tami Shaw there have been no changes in operations, although the maze shape changes every year. The fire marshal approves their operation every year. Everything for the haunt is on the north side of the road, including parking; pedestrians do not cross the road. They have 6 movable structures, all under 200 square feet. (correction: deletion of entire paragraph 10-08-2014)~~

**MOTION Walker, seconded by Cady, to recommend to the Township Board renewal of SLU permits #11, #13, #26, #78, and #120.
CARRIED 6-0.**

VII. Pending Business

- A. Written proposal from Doug & Tami Shaw for Social Events at Shawhaven Farm

Tami Shaw – stated that she is not prepared at this time to make a new presentation.

- B. Planner Eidelson's response re: Zoning Ordinance/Agritourism & Social Events

Chair Thayer – commented that Mark Eidelson has responded in writing to the request, noting that his interpretation of the Ordinance is that it would not allow for hall rental type activities. In discussion with legal counsel, research by Mr. Eidelson is recommended to see if possible language could be proposed to the Board. He would be encouraged to look at language from other jurisdictions. COMMISSION – discussed preservation of historic structures or farms. Mr. Revore – agrees with Mr. Eidelson that ~~the~~ neither the existing Ordinance language nor the

pending amendment would support the proposal as presented. He would recommend Mr. Eidelson focus on what other jurisdictions have done. COMMISSION - Perhaps the MDARD minutes could be looked at as to why certain activities were excluded from protection under the GAAMPs. There was discussion of when activities are separated from the agricultural nature of operations, and are commercial activities that happen to be proposed for a farm property.

MOTION Byers, seconded Walker, to ask Mr. Eidelson to research the hosting of social events as a part of agritourism, especially to see what other jurisdictions have adopted as policy and the ensuing results, including what limitations if any are placed on commercial activities.

CARRIED 6-0.

C. Master Plan Review

CHAPTER 4: Public Services Strategy

The Commission discussed obtaining any recreation committee reports, the DDA report, a map of Public Act 425 areas as developed by the City of Mason Planning Commission, possibly including in the new Plan a map of Mason City's districts and possible future development, a map of the location of utilities provided by the City of Mason including stubbed utilities, and an update on the capacity of the city sewerage system that is available to the township.

(Traffic) Circulation: there are Township roads that don't meet Road Commission standards. The Township should consider how best to reconcile circulation needs with the financial limits on road development. There is a basic conflict with preventing private roads, but wanting clustered development. It was noted that when a new subdivision ordinance is written, road/circulation/non-motorized issues can be addressed.

Sewerage Disposal and Potable Water: the Plan discusses the expansion of sewerage and water into areas of planned development. The Township should consider changing the emphasis from encouragement of development, to language that is less development oriented.

Storm Water Management: the Plan discusses drains and ditches in disrepair. As the County Drain Commission is an autonomous entity, the Township should consider taking out language on working with the Drain Commission.

Police and Fire Protection: it was noted that police protection is indeed lacking, and would recommend the Township explore options for better law enforcement coverage.

Recreation – during the last review the Township utilized Tri-County Regional Planning Commission data. They have a green infrastructure plan that includes trail development. The plans are not yet finalized. The Township should identify areas for potential development of recreational opportunities. The interurban right-of-way issues are noted in the Plan as part of an intercommunity trail, and questions were raised as to whether the right-of-way is still available for development. The possibility of place-making type grants for acquiring and developing recreation areas was discussed, and the Commission talked of encouraging the Board to look into re-activating the recreation committee. Supervisor Howe – commented on the popularity of the Township hall property for various recreational uses. There is a parcel that might be obtained based on non-payment of taxes, which the county has indicated could be conveyed to the

Township. If it's not used for recreational purposes, the land would revert to the county, which would reimburse the Township for its costs. Maintaining another 40 acres for recreation would need to be considered. Also, upkeep of cemeteries is costing more than anticipated.

COMMISSION – the Road Commission has removed significant numbers of trees in right-of-ways in Meridian Township & Williamstown Township. An inventory of historic trees can be used in contesting removal by other entities. The Commission requested seeing if the Township could obtain the recreational trail plans of surrounding jurisdictions

VIII. Any Other Business

No other business was discussed.

IX. Additional Public Comment

There was no additional public comment.

X. Adjournment

There being no further business, the meeting was adjourned at 8:55 p.m.

John Lazet, Secretary