

VEVAY TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, September 3, 2014
Vevay Township Hall – 7:00 p.m.

MINUTES

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

Member absent: Stacy Byers.

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

There were no amendments to the agenda.

IV. Approval of Minutes: Regular Meeting on August 6, 2014, and Special Meeting on August 20, 2014

August 6, 2014 – amend page 2, the last line, after “that” by striking “the”.

August 20, 2014 – no amendments were offered.

MOTION Cargill, seconded by Cady, to approve the August 6, 2014 regular meeting minutes as amended, with a request that Supervisor Howe clarify the status of the tax-reverted property discussed during that meeting; and to approve the August 20, 2014 special meeting minutes as submitted.

CARRIED 5-0.

V. Brief Public Comment

Greg Shaw – announced that he still has for sale Raynor Park raffle tickets for the September 20 drawing.

VI. Reports

A. August 2014 AGS Building/Zoning permits

The written report indicated that there were 18 building/zoning permit applications, involving two re-roofings, two additions to residences, a pole barn, a re-inspection, six piers in Mason Manor, four settings of houses in Mason Manor, a fence, and installing a generator. There were

two complaints: one involving junk and trash, and the other involving a property line excavation-investigation on a vacant parcel.

B. SLU Check-off Sheets

1. SLU permit 94 –Teresa Miller – Beauty Shop, 1055 Hull Road
The operations are active, and the annual fee has been paid. There have been no complaints and no change in operations.
2. SLU permit #107 - Eden United Brethren Church – Church Expansion, 1938 Eden Rd.
The operations are active, and the annual fee has been paid. There have been no complaints.
3. SLU permit #110 – Paul Davis Restoration – Sign, 880 Hull Road
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 #94, #107, and #110.

CARRIED 5-0.

VII. Pending Business

A. Master Plan Continued – direction – process - goals

Mr. Eidelson – commented that after review, the Commission has gone through the entire Plan and is prepared to recommend drafting of a new Master Plan, given the changes in law and in the Township. The draft motion reflects his understanding of the conclusions of the Commission. He could be available to talk with the Board about the proposed budget that would be needed to draft a new Plan. He would recommend a call or email from the Supervisor asking him to prepare a memorandum detailing matters such as issues discussed, a proposed budget depending on various options followed, and possible levels and methods of public input. It could also be helpful to either have a joint meeting with the Board and the Commission, or have clear communication between the two bodies as to the discussions to date, such as a verbal report by Chair Thayer to the Board.

Comm. Walker – noted that the budget for the current fiscal year does not have a specific line item for development of a new Master Plan, but there is money available for this project. (corrected 10-28-14)

B. Draft Motion to Authorize Planning Commission to Prepare a New Master Plan

Mr. Eidelson – noted that the Commission had requested that he draft a motion to seek authorization from the Township Board to begin work on preparing a new Master Plan, and that motion has been drafted and previously been distributed to all Commissioners.

MOTION Cargill, seconded Cady, that:

Whereas, the 2004 Vevay Township Master Plan was prepared and adopted pursuant to the Township Planning Act (TPA), Public Act 168 of 1959, as amended, which has been repealed and replaced by the Michigan Planning Enabling Act (MPEA), Public Act 33 of 2008, as amended;

Whereas, the MPEA requires that at least every 5 years after adoption of a master plan, the planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan, and that a planning commission's review and findings shall be recorded in the minutes of the review meetings;

Whereas, the Vevay Township Planning Commission reviewed the 2004 Master Plan during its 2014 meetings of July 9, August 6, and August 20, moving through the Plan chapter by chapter, and the meeting minutes document discussions and deliberations;

Whereas, during the review of the Master Plan, substantive concerns were expressed about aspects of the Plan including, but not limited to:

- a) outdated information throughout the Plan, but particularly in Chapter One and the Appendices regarding existing conditions and trends such as demographics, land use, transportation and public services;**
- b) outdated references to certain laws;**
- c) lack of the inclusion of the statutory-required "complete streets" element to the extent suggested by law, including in the Chapter Two goals and objectives and elsewhere;**
- d) the emphasis of the Transfer of Development Rights (TDR) concept in Chapter Three yet no implementation of the concept in the Zoning Ordinance – raising questions about the appropriateness of the TDR as a continuing component of the Plan;**
- e) the planned "Agricultural / Rural Residential Area" supports maximum development densities of one dwelling per two acres where innovative development measures are implemented, such as clustered/open space neighborhoods, but the Zoning Ordinance grants minimum 2-acre home sites as a matter "of right.";**
- f) the comparatively low density residential development policy of 1 dwelling per 2 acres in the Chapter Three "Suburban Residential Area" though this area is intended to foster compact development;**
- g) the Chapter Three "Industrial Area" does not recognize the commercial development along Kipp Road in the general vicinity of the airport and the commercial rezonings of 2009 in this region;**
- h) the Chapter Three "Kipp Road Mixed-Use Area" does not provide beneficial clarity regarding the suggested scope of appropriate commercial uses and is not clear on the role of residential development;**
- i) the lack of the statutory-required "zone plan" demonstrating the implementation of the Chapter Three Future Land Use Map through coordinated districts in the Zoning Ordinance, in Chapter 5;**
- j) the lack of coordination between the Master Plan and the township's most current Recreation Plan, in Chapter 5; and**
- k) the lack of adequate attention to the role the township's website can play as part of Plan implementation, in Chapter 5.**

Whereas, while the Planning Commission finds that the goals, objectives and policies of the 2004 Master Plan may continue to provide a reasonable and appropriate basis for

addressing growth, development and preservation, there are sufficient concerns regarding the 2004 Master Plan that deserve careful study, deliberation, and public input, and appropriate Plan revisions;

Whereas, the envisioned scope of revisions and/or refinements to the 2004 Master Plan, and the repeal of the TPA under which the 2004 Plan was originally adopted, warrant the preparation of a wholly new Plan under the MPEA though the new Plan may be similar in character to the 2004 Plan;

**Be It Therefore Resolved that the Planning Commission hereby requests on this 3rd day of September, 2014, that the Township Board authorize the Planning Commission to prepare a new Master Plan according to a set of tasks and budgetary parameters developed jointly by the Township Board and Planning Commission.
CARRIED 5-0.**

VIII. Any Other Business

Chair Thayer – asked about the status of Mr. Eidelson’s research on social events as potentially being a part of agritourism; Mr. Eidelson reported that his thoughts will be ready for the regular meeting in October.

Chair Thayer – had read an article about the development of a trail in another Township, and roughly \$5.2 million in grants had been acquired to develop that trail. COMMISSION – had brief discussion on the Township 2010-2015 Community Recreation Plan that had been distributed to Commissioners last month, with part of the discussion including uses allowed by the Ingham Conservation District on their property.

IX. Additional Public Comment

There was no additional public comment.

X. Adjournment

There being no further business, the meeting was adjourned at 7:52 p.m.

John Lazet, Secretary