

VEVAY TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
Wednesday, July 8, 2015  
Vevay Township Hall – 7:00 p.m.

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MINUTES

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

**Member absent:** None.

**Other Persons present:** Supervisor Jesse Ramey, and 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**

No changes were made to the agenda.

**IV. Approval of Minutes: Regular/Public Hearing Meeting 6-3-15**

The following amendments were offered:

- Amend Page 1, after “Members Present:” by striking “Jack Cady”.
- Amend page 2, the next to last paragraph starting with “Comm. Walker”, second line, after “administrator” by changing “look” to looks”.
- Amend page 3, the second paragraph starting with “COMMISSION”, first line, by correcting the spelling of the applicant’s name to “Pawlowski”.
- Amend page 3, the second paragraph that starts with “COMMISSION”, by inserting at the end of the paragraph, “This is in compliance with Basis of Determination, Section 16.03, Standards A(1) and A(5).”.
- Amend page 3, the third paragraph that starts with “COMMISSION”, by inserting at the end of the paragraph, “This is in compliance with Basis of Determination, Section 16.03, Standards A (2), A (3) and A (4).”.
- Amend page 3, the fourth paragraph that starts with “COMMISSION”, by inserting at the end of the paragraph, “This is in compliance with Basis of Determination, Section 16.03, Standard A(6).”.
- Amend page 4, the first motion at the top of the page, second line, by correcting the spelling of the applicant’s name to “Pawlowski”.

**MOTION Walker, seconded by McNeilly, to approve the June 3, 2015 regular meeting/public hearing minutes as amended.  
CARRIED 7-0.**

## V. Brief Public Comment

There was no public comment.

## VI. Reports

### A. June 2015 AGS Building/Zoning Report

The report indicated that there had been 13 permit applications: 3 re-inspections, 2 re-roofings, a fence construction, a shed construction, 2 pole barn constructions, 2 new homes, installation of solar panels, and a permit extension. There were 5 complaints/authorizations to enforce: 3 ongoing complaints of blight; a new blight enforcement, and an ongoing attempt to enforce compliance with a 2002 consent judgement court order.

### B. Special Land Use (SLU) Check-off Sheets for June renewal

1. SLU permit #62 - Michigan Steam Engine & Threshers Club - Parking lot expansion – Hull/Barnes Rd.

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

2. SLU permit #73 - Diane Lechleitner - U-Pick Blueberries – 1584 Barnes Rd.

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

3. SLU permit #87 - Lansing Ice & Fuel – Fuel Facility – Legion Drive

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

4. SLU permit #101 - Verizon Wireless - Cellular Tower – Service Rd.

The operations are active but the annual fee has not been paid as the correct address for sending the bill has not yet been ascertained. There have been no complaints and no change in operations. Verizon has always paid the annual fee upon being billed, and the fee is expected to be paid before its due date in August.

5. SLU permit #114 - Stanton & Associates (Wendy's Restaurant) – Pole Sign – Legion/Cedar

The operations are active, and the annual fee has been paid. There have been no complaints and no change in operations. Chair Thayer – noted that under the amendments to the Zoning Ordinance, this SLU permit is no longer needed, and the Commission should recommend cancellation of the SLU permit.

**MOTION Cady, seconded by Walker, to recommend to the Township Board renewal of SLU permits #62, #73, #87, and #101, and to further recommend the Board contact the holder of SLU permit #114 to discuss cancellation of the permit, and then cancel it.**

**CARRIED 7-0.**

C. City of Mason re: Notification of Site Plan Review for J & J Properties – Informational Only

Commissioners received copies of a letter from the City of Mason Zoning and Development Director David Haywood, received June 29, 2015, notifying the Township that J & J Properties has submitted a site plan for a 4,000 square foot temporary hoop-house building to store rock salt. The proposed building would be constructed on the parcel at 300 East Kipp Road. Comments or concerns were to be addressed to Mr. Haywood before 12:00 noon on July 3.

D. Reminder – Respond to Township Supervisor Re: MTA Plan & Zoning Training

Chair Thayer – asked that any Commissioners who intend to attend the training to notify Supervisor Ramey so that registration can be coordinated. Please let him know by close of business on Friday, July 10.

E. Master Plan Community Survey Verbal Update – Community Planner Eidelson

Mr. Eidelson – reported that 294 of about 1476 surveys had been returned. A written report should be ready by about mid-July, including a summary of the results and a break-down of responses to each question.

Mr. Eidelson – gave a brief overview of some of the responses. The largest acreage category on the survey was 35 acres or more, and 13% of respondents owned at least one parcel of 35 acres or more. Approximately 60% of respondents have lived in the Township for 20 years or more; 20% for 10 years or less, and 5% do not live in the Township. Sixty-two percent like the way the Township has evolved, 24% are unsure, and 14% do not like how the Township has developed. Relative to the character of Township now and in the future, 19% view the Township today as rural, and 31% want it to be rural in the future. The vast majority – 75% - support limiting development, retaining farm land, and limiting encroachment into farmland; feel that the level of development is about right; and would prefer going to other communities for commercial activities as opposed to developing those same opportunities within the Township. Over half of respondents ranked fire service, rural character, reasonable taxes, and good schools as very important. Less than half ranked recreation opportunities, local employment opportunities, and local consumer services as of importance to the Township development.

Mr. Eidelson – the 20% response rate is about average for a survey of this size; perhaps on the low side, but within reasonable return rates. The results cannot be seen as representative of public opinion in the Township, but gives the Township a tremendous amount of insight from those interested in responding to the Township.

## VII. Pending Business

A. Special Land Use Application for In Home Dog grooming  
Alissa Pawlowski – 1366 W. Dexter Trail, Mason

Chair Thayer – this item had been tabled last month to allow Mr. Eidelson to draft a motion for consideration by the Commission. The Commission's findings on the application are reflected in the minutes for last month's meeting. The motion from Mr. Eidelson has been distributed, as

well as an alternate motion drafted by legal counsel. The main difference is having the findings in the motion (Mr. Eidelson) versus having them in the minutes (legal counsel). One of the concerns is the cost of developing future motions for every SLU permit application.

COMMISSION – had discussion on how to determine which findings would be needed; the need for how those detailed findings should be listed; and if the proposed motions are an adequate template for future considerations of SLU permit applications.

**MOTION McNeilly, seconded by Walker, to recommend to the Board of Trustees the issuance of Special Land Use Permit #125 to Alissa and Alan Pawlowski for In-Home Dog Grooming at 1366 West Dexter Trail, Mason, MI based on compliance with the Vevay Township Zoning Ordinance, Basis of Determination, Section 16.03(A) (1 – 6) with findings of fact and conclusions as stated in the June 3, 2015, Planning Commission Public Hearing/Regular Meeting minutes with the following conditions:**

- 1) The home occupation shall be operated as described in the application and according to the conditions specified herein, and shall be maintained in compliance with Sec. 3.08 (Home Occupations) of the Zoning Ordinance.**
- 2) The home occupation shall not provide overnight boarding of dogs except as may be subsequently approved as part of a special land use application for a commercial kennel.**
- 3) There shall be no outdoor storage of any materials, equipment or dogs associated with the dog grooming business.**
- 4) All persons having a legal interest in the property sign the application prior to action by the Township Board.**

**CARRIED 7-0.**

#### B. Proposed ZO Amendment re: Revised Zoning Map

Mr. Eidelson – Commissioners had received in their meeting packet a copy of a proposed updated map with all of the zoning districts properly delineated, and as requested by the Commission, having all of the roads in solid black. No changes in zoning are proposed, but it was noted that the R&B Company, LLC parcel is currently zoned B-1, and that needs to be changed on the map. Supervisor Ramey will get the information to Mr. Eidelson.

**MOTION Walker, seconded by Cady, that a public hearing on the proposed zoning map amendment to the Zoning Ordinance be tentatively scheduled during the regular Commission meeting on Wednesday, August 5, if the map can be corrected in time for the required public notice.**

**CARRIED 7-0.**

#### **VIII. Any Other Business**

Comm. McNeilly – has been looking at how other jurisdictions handle SLU permit applications. The city of Taylor has a tri-fold pamphlet that explains the entire process, and what the applicant needs to provide to the city. She provided a copy to the Township for consideration.

**IX. Additional Public Comment**

There was no public comment.

**XII. Adjournment**

There being no further business, the meeting was adjourned at 7:54 p.m.

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John Lazet, Secretary