

VEVAY TOWNSHIP PLANNING COMMISSION
Regular Meeting/Public Hearing
Wednesday, August 5, 2015
Vevay Township Hall – 7:00 p.m.

MINUTES

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

Member absent: Roger Cargill.

Other Persons present: Supervisor Jesse Ramey and planner Mark Eidelson *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 8, 2015

No amendments were offered to the minutes as submitted.

MOTION Cady, seconded by Walker, to approve the July 8, 2015 meeting minutes as submitted.

CARRIED 6-0.

V. Brief Public Comment

There was no public comment.

VI. Recess to Public Hearing

- a. Ordinance to Amend Zoning Ordinance No. 68 Section 4.02 “Official Zoning Map”

Mark Eidelson – briefly explained that the current map is at least 6 years old. The proposed map is an update which includes changes made over the intervening years. There are no changes proposed to any of the zoning districts; this is merely an update. The colors have been modified for clarification purposes. In response to a question, he again clarified that there are no changes in zoning being proposed.

Supervisor Ramey – in response to a question, noted that the new map will be digitally added to the Township website shortly after adoption by the Board of Trustees.

VII. Adjournment of Public Hearing and Recommencement of Regular Meeting

There being no further public comment, the public hearing was adjourned at 7:07 pm and the regular meeting recommenced.

VIII. Reports

A. July 2015 AGS Building/Zoning Report

The written report indicated that there were 5 building/zoning permit applications, involving a pool, a lean-to, a reroof, a metal roof, and an addition. One outstanding authorization to enforce the Ordinance has been resolved; a blight complaint from May continues in discussion; two prior violations are proceeding to court; and three new enforcements have been authorized: a trailer and boat in a front yard, an abandoned house with tall weeds, and an illegal fence.

Supervisor Ramey – the boat and trailer has been in a front yard for several weeks. The blight violation is proceeding to court as the owner of the property has not replied to repeated communications from the Township.

B. SLU Check-off Sheets

1. SLU permit #11 - Capital Region Airport Authority – Terminal
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, and operations have concluded. John Warvel is the new owner of the property, and intends to remove the tank later this fall. He will inform the Township when this happens.
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. No inflatable haunt structure is proposed to be used this year. There is still parking across the road during the lamb festival in April.

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

CARRIED 6-0.

IX. Pending Business

- A. Special Land Use Permit Application for Vehicle Body & Repair Shop
 - a. J&J Properties – 2377 E. Kipp Road

John Fischer from J&J – explained that the old ~~Dunn~~ Done Right shop has been a vehicle repair facility; he also owns the facility across the street. His goal is to obtain the permit so he can work on his own vehicles. They have semi trailer trucks and trucks, a total of 62 plated vehicles. There are no vehicles stored in the yard, and there will not be any. He is not in the repair business, but road building. This operation/use would not be open to the public.

The Commission questioned the need for a SLU permit if the proposed use is owner maintenance only, as the definition of “vehicle repair” (Sec. 2.22) does not apply if the use is for owner maintenance only. Mr. Eidelson noted that the definition, on its face, appears to not apply to his proposed use, as he is not proposing vehicle repair or maintenance for the general public. However, the Table of Uses in Chapter 8 (Business Districts) delineates all allowable uses, and does not list vehicle maintenance as an allowable use, so the safest course would be to still consider the SLU permit application. Mr. Fischer noted that the firm that will be performing the work will be renting the property, and so is a commercial use.

Mr. Fischer was asked to add more detail to the site plan, including grade elevation, existing and proposed vegetation, any well/water supply, septic system, underground power cables, completion of the drives on the property as well as all parking, pavement width and right-of-way widths of all roads, streets and access easements within 100 feet of the property, and the location of all solid waste facilities, including recycling and screening.

- B. Set Public Hearing Date for Vehicle Body and Repair Shop SLU

MOTION Walker, seconded by McNeilly, that the Commission schedule a public hearing on the SLU permit application for September 9, 2015 during the regular Commission meeting.

CARRIED 6-0.

- C. Adopt Ordinance to Amend Zoning Ordinance No. 68 Section 4.02 “Official Zoning Map”

Mark Eidelson – in response to questions, once the map is adopted a large laminated map for public display and use is available upon Township request, as well as a paper copy for AGS and any other requested copies.

MOTION Cady, seconded by Walker, to recommend to the Board adoption of the proposed Zoning Ordinance Amendment No. 68.25, the proposed Zoning Map as presented to the Commission, dated July 13, 2015, but with the Clerk’s name spelled correctly.

CARRIED 6-0.

D. Master Plan Community Survey Results – Community Planner Mark Eidelson

Mr. Eidelson – had distributed a memorandum on survey results, dated July 15, 2015. Comm. Walker had recommended some corrective revisions in the summary; Mr. Eidelson will be preparing a new report based on all Commission input. The goal of the memorandum was to present where people responded on the extreme ends of scales, or voiced clear opinions.

Mr. Eidelson – the high proportion of respondents submitting written comments, about 120 in total, is in his experience uncommonly high. Some were short, others quite lengthy; he read this as an indication of residents wanting to specifically share thoughts with the Township. These comments were submitted by almost half of all respondents.

Mr. Eidelson – he interprets the responses as residents seeing the Township as rural, wanting it to remain rural, not being interested in substantive commercial or industrial expansion, and supporting the preservation of resources and farmland. The results are very much in line with the survey utilized for the drafting of the current Master Plan over 10 years ago. The survey results cannot be correlated as the overall questions are different, but the respondents indicating the amount of commercial development is about right was 74% previously and is now 78%. Those indicating the amount of commercial development is about right was previously 67% and currently is 78%.

Chair Thayer – felt that the results fairly closely mirror the general thoughts of respondents from 10 years ago.

Several Commissioners expressed some surprise at the relatively low level of support for considering expanded recreation opportunities as important for the Township.

Mr. Eidelson – in terms of next steps, he envisions talking about the list of previously identified issues at the next meeting, and to start working through them. He anticipates about 3 meetings to discuss development of the new Master Plan.

Chair Thayer – noted that some of the language in Chapter 2 of the Master Plan is so vague as to perhaps need to be re-worked to reflect Township goals. Mr. Eidelson – in response to comments on parcel size and geographic location of development, noted that for residential development, another Township has a sliding scale of parcel size based on the location within the Township.

Chair Thayer – in summary, in reading through Chapter 2 of the Master Plan, she feels that the survey is in alignment with the Master Plan goals. Comm. Walker – asked about including the provision of broadband service in the goals, perhaps on page 2-3 in the section on growth development. Mr. Revore – noted that in the last 2 years, telecommunication companies have been transitioning to contract employees for tower locations, and so shielding the companies from public pressure to add coverage. Also, he's seeing more development in other Townships as they don't require 2 acres to build.

X. 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 8:43 p.m.

John Lazet, Secretary

2 corrections done – pg. 1 and pg. 3-September 9, 2015 meeting