

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

MINUTES

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

Member absent: None.

Other Persons present: Supervisor Jesse Ramey, and Legal Counsel David Revore.

I. Call to Order: The meeting was called to order at 7:02 p.m. by Chair Thayer.

II. Pledge of Allegiance

The audience joined the Commission in reciting the Pledge of Allegiance.

III. Set/Amend Agenda

Under “Pending Business”, item “D. Request from Vevay Township to Unify Zoning on Parcel #33-10-10-16-300-011” was removed from the agenda as the Township is still working with the property owners on the provision of requested information regarding the proposal.

IV. Approval of Minutes: Regular Meeting/Public Hearing on September 9, 2015

The following amendment was adopted: Amend page 2, the fifth full paragraph, last line, in the parentheses, change “on” to “one”.

MOTION Cady, seconded by McNeilly, to approve the September 9, 2015 Regular Meeting/Public Hearing Minutes as amended.

CARRIED 7-0.

V. Brief Public Comment

Stacey Byers – is the director of land preservation for the Tri-County Regional Planning Commission. They have started Imagine Mid-Michigan, and are working with Portland State University on studying urban service boundaries. The purpose is to consider land use and development policies that boost our economies and protect our quality of life. They will be hosting a series of tours the first week in November with national experts on how to plan for growth, and detect patterns and trends. They are working with the City of Mason, who is also being encouraged to be a part of the meetings. She will pass along details to the Commission when she has them. Attendance by Commissioners is welcomed.

Chair Thayer – noted that Roger Cargill has resigned from the Commission, and thanked him for his service.

VI. Reports

A. September 2015 AGS Building/Zoning Report

The written report indicated that there were 6 building/zoning permit applications, involving replacement of windows, two re-roofing jobs, a salt shed, an inspection, and a re-inspection. Four outstanding authorizations to enforce the Ordinance have been resolved; an agreement has been reached on complying with a consent agreement; and of three remaining unresolved complaints, an informal agreement to correct one violation has been reached, legal counsel has sent a letter to a second owner on a blight violation, and a third complaint is proceeding to court.

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.
2. SLU permit #46 - Phyllis Raymond, 556 S. Diamond Road – Ceramitastic Shop
The original applicant is deceased, and the operations are no longer conducted. The annual fee has been paid, and the daughter has indicated that she will be writing to request the Township to cancel SLU permit after this year. There have been no complaints.
3. 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, and #105.
CARRIED 7-0.**

VII. Pending Business

- A. (Motion Only) for approval of Site Plan Special Land Use Permit Application for Vehicle Body and Repair Shop – J&J Properties – 2377 E. Kipp Road

**MOTION Cady, seconded by McNeilly, that the revised site plan for Vehicle Body and Repair Shop operations on parcel #33-10-10-16-100-009, 2377 E. Kipp Road, as submitted August 24, 2015 by J&J Properties of Mason LLC, be approved as it meets the requirements of Chapter 14 of the Zoning Ordinance as determined by the Commission as reflected in its September 9, 2015 meeting minutes.
CARRIED 7-0.**

- B. Rezoning Request from NSD LLC @ 781 Hull Road, Mason, from B-1 Business to B-2 Highway Service

Chair Thayer - On September 28, 2015, the Township received from NSD LLC a site plan and a Zoning Ordinance Amendment Petition with supporting documentation. The parcel is surrounded by M-1 uses, which is the Master Plan recommendation of future land use in that area. She views the proposed re-zoning to B-2 as bringing the property more in line with M-1 uses than B-1 does.

Neil Sheridan (NSD LLC) and Eric Harter – the goal is to better utilize the property and existing buildings. Equipment and tools currently on site will be consolidated to allow the operation of the two businesses: landscape supply and vehicle repair and sales. The property totals 10.86 acres. Based on current business they anticipate 20 - 30 cars per day for repair, and on any given day having 16-20 used cars for sale. They estimate one customer per hour to consider purchasing a vehicle. The cars for sale will be in the northern most parking spots. The 90 parking spots are for customers for both businesses, and vehicle drop offs for repair. The area of the front showroom marked “Offices” is where the vehicle sales persons will be located. The proposed vehicle sales, repair, and body operations would entail 18 employees. There is no City of Mason sewer service available to the parcel.

Mr. Revore – on a quick first review, he does not see the proposed use as inconsistent with the area. Likewise, the petition and application do not appear to conflict with the requirements in the Ordinance. This should be more carefully reviewed after the public hearing.

COMMISSION – discussed how the Master Plan did not consider B-2 districts for future land use as that designation was not in the Ordinance in 2004, when the Master Plan was adopted. When discussing the new Master Plan, the availability of utilities could be reviewed for appropriate future development.

C. Special Land Use Permit Application for Vehicle Sales & Service – NSD LLC @ 781 Hull Road

Chair Thayer – walked the Commission through the AGS report on the site plan, though some of the AGS comments referred to an earlier version of the proposal. Mr. Sheridan was asked to ensure that he had approval by the Ingham County Road Department to add a new driveway to the property, as designated on the site plan.

DISCUSSION on the AGS comments and Ordinance requirements - Mr. Harter does not have inoperable vehicles, will not have inoperable vehicles on site, and will not be operating a junk yard. Storage of all parts will be indoors. A calculation of the parking needs will need to be done before the public hearing. There will be no free-standing car wash on site. Parking for the landscape business employees will need to be designated on the site plan. Hours of operation are proposed to be 7 am to 5 pm for general vehicle work, Monday through Friday, with no weekend vehicle operations planned. The applicants were advised that all permits or approvals from local, state, and federal agencies will need to be in hand or in process before approval of the site plan.

Mr. Revore – though multiple operations are proposed on the same parcel by different entities, the SLU permit pertains to the entire parcel, not just a portion. Multiple uses on the same property are not uncommon, and uses can change over time.

~~D. Request from Vevay Township to Unify Zoning on Parcel #33-10-10-16-300-011
Currently Dual Zoned B-1 Business & M-1 Industrial to only Zoned M-1 Industrial~~

E. Set public Hearing Date for Multiple Hearings

MOTION Cady, seconded by Walker, that a public hearing be scheduled November 4, 2015 during the regular Commission meeting, to consider the petition to amend the Zoning Ordinance to re-zone parcel 33-10-10-16-300-010, 781 Hull Road, from B-1 Business to B-2 Highway Service.

CARRIED 7-0.

MOTION Cady, seconded by Walker, that a public hearing be scheduled November 4, 2015 during the regular Commission meeting, to consider the SLU permit application from NSD LLC to allow Vehicle Body & Repair Shop operations on parcel 33-10-10-16-300-10, street address 781 Hull Road.

CARRIED 7-0.

F. Set Possible Special Meeting Date for Master Plan Deliberations

After discussion, the Commission scheduled Wednesday, October 21, at 6:00 pm, for a meeting to discuss development of a new Master Plan. The starting time is dependent on Mr. Eidelson being available at that time.

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 8:20 p.m.

John Lazet, Secretary