

VEVAY TOWNSHIP PLANNING COMMISSION
Regular Meeting/Public Hearings
Wednesday, November 4, 2015
Vevay Township Hall – 7:00 p.m.

MINUTES

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

Member absent: Ilene Thayer.

Other Persons present: Supervisor Jesse Ramey.

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

II. Pledge of Allegiance

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

III. Set/Amend Agenda

Vice-Chair Cady – announced that as the applicants for the re-zoning and SLU permit have requested in writing that the proposals not be considered tonight, items “A” and “B” under “Pending Business” will be tabled for the evening.

IV. Approval of Minutes: Regular Meeting 10-7-15 and Special Meeting 10-21-15

Regular Meeting October 7, 2015 – No amendments were offered.

Special Meeting October 21, 2015 – No amendments were offered.

MOTION Walker, seconded by Uzzle, to approve the October 7, 2015 regular meeting minutes as presented.

CARRIED 6-0.

MOTION Uzzle, seconded by Walker, to approve the October 21, 2015 special meeting minutes as presented.

CARRIED 6-0.

V. Brief Public Comment

Stacy Byers – appreciates the consideration by the Commission of the re-zoning and SLU permit application for the Hull Road proposal. It there is interest in the Transfer of Development Rights (TDR) process, the Imagine Mid-Michigan Committee has ongoing presentations, including on TDRs and looking at the experience of other jurisdictions. National experts have been brought in. Despite legislative interest about a decade ago, there is currently no state law on TDRs. Legislation is again possibly being considered. The Tri-county Regional Planning Commission

is considering the possibility of a feasibility review of a TDR program. They are looking for interested communities willing to consider the use of TDRs. There is a tour of Frankenmuth tomorrow (Nov. 5), as they are one of the most successful Michigan programs of appropriate regulation of urban service growth boundaries between the City and the Township. The speaker on the tour is the attorney who started this type of approach in Portland. Several Ingham County units of government will have representatives going. The bus will be leaving Meridian at 9:00 am and will be back by 2:00 pm. A summary of the TDR proposal will be held at 4:00 at the Hilliard Building, in the conference room on the second floor. They have already had a walking tour of Mason, focusing on how to attract customers and consider appropriate development. Their Committee has discussed having the City of Mason, Vevay Township and Alaiedon Township as a possible pilot. Their expert speaker will be back in Michigan on December 10.

VI. Recess to Public Hearings

- A. Rezoning Request from B-1 Business to B-2 Highway Service LLC
- B. Special Land Use Permit Application Request for Vehicle Repair Shop @781 Hull Road, Mason by NSD

Vice-Chair Cady – Noted that both public hearings were cancelled at the written request of the applicants, Eric Harter and Neil Sheridan.

VII. Adjournment of Public Hearings and Recommencement of Regular Meeting

As there were no public hearings, the regular meeting continued without interruption.

VIII. Reports

A. October 2015 AGS Building/Zoning Report

The written report indicated that there were 4 building/zoning permit applications, involving replacement of windows, a pole barn for agricultural use only, installation of an egress window, and a re-inspection. Five outstanding authorizations to enforce the Ordinance pending: an agreement on complying with a consent agreement, legal counsel has sent a letter regarding a blight violation, a third complaint is proceeding to court, and AGS has sent letters to two property owners who do not have building permits for their projects.

B. SLU Check-off Sheets

1. SLU permit #112 – Calvin Bowden – 1131 West Columbia – Riding Stable
The operations are active, and the annual fee has been paid. There have been no complaints and no change in operations.
2. SLU permit #81.02 – Russell/Darling – 1228 Ives Road – Gravel Mine
The operations are active, and the annual fee has been paid. There have been no complaints and no change in operations. The owners have renewed the irrevocable letter of credit for \$30,000 through Dart Bank.

3. SLU permit #99.01 - Gail Sinnaeve – 2230 Ives Road - Dog Grooming

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

Supervisor Ramey – distributed to all Commissioners a memorandum detailing Board action to eliminate the annual review of SLU permits. This decision will apply to all future SLU permits, and a public hearing is planned to apply the elimination of the annual review to existing SLU permits as well. Until then, the current Commission procedure for reviewing SLU permits should continue.

MOTION Walker, seconded by McNeilly, to recommend to the Township Board renewal of SLU permits #112, #81.02, and #99.01.

CARRIED 6-0.

C. Notice of Intent to Update Master Plan from Delhi Charter Township

The Township has received a letter dated October 21, 2015, from the Delhi Township Department of Community Development, notifying Vevay Township of its intent to update their Master Plan. Questions or comments may be directed to the Delhi Township Planning Commission as noted in the letter.

IX. Pending Business

- A. Rezoning Request from B-1 Business to B-2 Highway Service @ 781 Hull Road, Mason, by Eric Harter

As the applicants had requested in writing that their petition for re-zoning not be considered tonight, the Commission did not discuss the proposal.

MOTION Lazet, seconded by Walker, based on the written request of the applicants, to table the petition requesting re-zoning of parcel 33-10-10-16-300-010, 781 Hull Road, from B-1 Business to B-2 Highway Service.

CARRIED 6-0.

- B. Special Land Use Permit Application for Vehicle Repair shop @ 781 Hull Road, Mason, by NSD LLC

As the applicants had requested in writing that their SLU permit application not be considered tonight, the Commission did not discuss the proposal.

MOTION Lazet, seconded by Walker, based on the written request of the applicants, to table the SLU permit application for vehicle repair shop operations on parcel 33-10-10-16-300-010, street address of 781 Hull Road.

CARRIED 6-0.

C. Schedule 2015 Meeting Dates (please bring your calendars)

MOTION Uzzle, seconded by Lacasse, to set the following dates for regular Commission meetings during 2016, all Wednesdays:

January 6	April 6	July 6	October 5
February 3	May 4	August 3	November 9
March 9	June 8	September 7	December 7

CARRIED 6-0.

D. Election of Officers

As Chair Thayer was absent, the Commission by consensus moved this item of business to the December regular meeting agenda.

X. Any Other Business

Supervisor Ramey – explained the Board of Trustees action eliminating the annual review of SLU permits. On November 2, 2015, the Board had a special meeting to consider the annual SLU permit renewal process and fee. As the Zoning Ordinance does not mention an annual review, it was decided to eliminate the annual review process and the fee. The SLU permit application form has been revised.

To apply to existing SLU permits, the Commission will need to schedule a public hearing on the matter of changing existing SLU permits to remove the annual review provisions in the current SLU permit agreements. The Township will continue discussions with legal counsel to ensure that all appropriate actions are properly fulfilled.

There are some legal considerations that still need to be decided. For instance, it is uncertain how to handle the current 5 year sunset on every SLU permit for gravel mining.

IX. Additional Public Comment

There was no additional public comment.

X. Adjournment

There being no further business, the meeting was adjourned at 7:45 p.m.

John Lazet, Secretary