

VEVAY TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, April 6, 2016
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.

Members absent: None.

Other Persons present: Supervisor Jesse Ramey.

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

The agenda was accepted as submitted.

IV. Approval of Minutes: Regular Meeting/Public Hearing March 9, 2016

The following amendment was offered: amend page 6, under “Any Other Business”, Comm. Uzzle’s comment: after the hyphen, insert “besides adding a groundwater recharge map, he”.

MOTION Cady, seconded by Lacasse, to approve the March 9, 2016, regular meeting/public hearing minutes as amended.

CARRIED 7-0.

V. Brief Public Comment

There was no public comment.

VI. Reports

A. March 2016 AGS Building/Zoning Report

The written report indicated that there were two building/zoning permit applications, involving construction of a pole barn, and a reconstruction due to a fire. Five authorizations to enforce the Zoning Ordinance are pending: a court order has authorized the Township to clean up a blighted property, which should be completed in April or May; a dangerous building remains in violation though an agreement has been reached to demolish the building; Supervisor Ramey has sent letters to two property owners, one for a sign and trash violation and another to owner for a blight violation; and a blight violation involving vehicles that need to be removed, though clean-up is in process.

VII. Pending Business

A. Letter from Consumers Energy Regarding Clarification on Site Plan

Consumers Energy (CE) had submitted a letter dated March 29, 2016, updating their site plan submission to address:

- Road Frontage – as opposed to dividing the land and purchasing a surveyed parcel, CE has an agreement with the owner for a long term easement of the 40 acres closest to US 127. This eliminates the frontage problem with the previous submission.
- Lot Coverage – Sec. 5.03 of the Ordinance limits structure coverage in the Agricultural District to 15% of the parcel. As the new proposal is to keep the 71.7 acre parcel intact, the proposal calculates to a 13% coverage. The pads do not measurably affect the percentage.
- Identification of chemicals or detergents that will be used on the parcel – Sec. 3.27 (B)(2)(e) has this requirement; use of detergents is not currently planned for the panels, but in the event module cleaning is required, a 90% solution of isopropyl alcohol will be utilized.
- Property Lines – have been fully detailed.
- Signs – CE is proposing a monument sign near Jewett Road that meets Ordinance requirements. They are also proposing a monument sign on the east end of the easement, perpendicular to US 127, that would meet the requirements of Sec. 20.06 but would be a Class 2 on-premises sign if the Ordinance is amended to allow for such a sign.
- Which site plan documents would contain amended details to meet Ordinance requirements.

Mr. Chris Thelen, representing CE, answered questions:

The proposal talks about needed levels of “subscription” by customers. How large an area of subscribers is covered, and how many would be needed for the project to proceed?

Subscribers would include any of the over 1,000,000 customers throughout their service territory in the entire state. Contracts for consumers would amortize the cost of the project over many years, which would be the length of the contract when subscribing. A subscription would follow the customer even if they moved within the service territory. CE cannot predict when the subscriptions will be sufficient to start construction, but they have an aggressive marketing program.

Has CE constructed any other similar projects in Michigan?

Arrays are being constructed at WMU & GVSU. Both are at about 50% of needed subscription, the largest subscribers being the universities. Normally about 60-70% is needed for construction to start, but the commitment of the universities is the deciding factor on those projects.

How would generated electricity be transmitted offsite to the grid?

CE would tie into the existing transmission line on the northern boundary of the easement.

Does the proposed 40 acre easement meet the requirements of the Zoning Ordinance?

Supervisor Ramey – has talked with legal counsel, and Mr. Revore feels this is a valid method for addressing road frontage and lot coverage issues.

Will CE still be constructing a gravel road to service the site?

Yes, on the existing right-of-way easement, which would not be impaired by the proposed new easement.

CE was asked to provide answers to three questions:

- What is the proposed height of the panel arrays? Please add to Diagram GS-106 and every other appropriate document and diagram.
- How would the operation be taxed?
- How will CE keep grass and weeds at a height so as to not interfere with the panels?

Supervisor Ramey – noted the Township will host an April 21 open house for CE, from 4:30-7:30 pm, with stations explaining the various aspects of the proposal. A post card will be sent to every residence in the Township to invite them to attend.

B. Discussion of Zoning Ordinance Text Amendment for Signs

During the March 9, 2016, Commission meeting, Legal Counsel had recommended addressing on-premises Class 2 signs by adding a new section 20.07 “On-Premises Advertising Signs” and re-numbering the remaining sections. The Commission had three comments for legal counsel, and recommended language/content roughly as below:

- Can this be limited to governmental or public utility use only? If so, please incorporate this limitation.
- Limit to only one sign per parcel, in addition to any other allowable sign.
- In requirement (8), please consider as a template the reclamation language for large WECS in Sec. 16.06 QQ (2)(C)(8)(A), page 16-28 of the Zoning Ordinance.

Section 20.07. On-Premises Advertising Signs

Class 2 on-premises advertising signs are permitted in compliance with the Highway Advertising Act, P.A. 106 of 1972, as amended, and the with following additional limitations:

1. Class 2 on-premises signs are only allowable for public utility or public use of the parcel.
2. Class 2 on-premises advertising signs are permitted only on a lot zoned M-1 or A-1 where such lot has frontage along U.S - 127.
3. Class 2 on-premises advertising signs shall be set back from all lot lines according to the setback standards of Section 9.03 but in no case shall such a sign be located within of three hundred (300) feet of an R-1A, R-1B, R-M, and M-H District, and any dwelling existing at the time of erection of the sign.
4. There shall be a minimum of one thousand five hundred (1,500) feet between any two (2) Class 2 on-premises advertising signs along the same side of the road or highway. A double-face or V-type sign shall be construed as a single sign.
5. A Class 2 on-premises advertising sign’s total sign area facing any single direction shall not exceed two-hundred fifty (250) sq. ft.
6. A Class 2 on-premises advertising sign shall not exceed a height of twenty (20) feet above the average grade. Average grade shall be determined by the ground on which the billboard sits or the grade of the abutting road, whichever is higher.
7. A Class 2 on-premises advertising sign shall comply with the lighting standards of Section 20.03(C).
8. A class 2 on-premises sign shall be removed when the public use ends, and the footprint of the sign reclaimed to its former appearance (?) WECS

Chair Thayer – legal counsel had submitted a proposed change to Sec. 20.04 (A) (15) to eliminate restrictions on content of temporary signs for public events. This is in response to court rulings at the federal level. Legal counsel is requested to submit both sign amendments for the same public hearing.

Comm. Walker – requested legal counsel to also look at the limitations on sign content in Sec. 20.04, especially subsections (A) (3) and (A) (6).

C. Discussion of Proposed Master Plan Chapters 3, 4, and 5

COMMISSION - the following edits were requested:

Chapter 3, page:

- 3-1: shaded box in the left column, change second line to “Strategy is rooted IN is the goals...”.
- 3-1: shaded box in the left column, move the fourth bullet point to the first position.
- 3-2: right column, first list of bullet points. Add a new bullet point “enrollment (?) in the Ingham County Purchase of Development Rights program”.
- 3-2 – right column, second list of bullet points, move the third bullet point to the first position.
- 3-3: right column, top paragraph at the end, change to “presents ~~lesser~~ LESS FAVORABLE conditions for long-term farming.”.
- 3-5: left column, third paragraph, change the second sentence to “...the Cedar Street frontage should generally be reserved for commercial use. ~~and only limited expansion is recommended~~”
- 3-5: right column, top shaded box, fourth line down, change to “limited principally to ~~that~~ THOSE areas occupied by”.

Chapter 4, page:

- 4-1: left column, first paragraph under “Circulation and “Complete Streets””, change to “~~This increased traffic may lessen the level of service along some of the township’s road segments. Conversely, it~~ IT must be recognized that...”.
- 4-1: left column, change the last sentence to “However, even in ~~rural communities~~ VEVAY TOWNSHIP, the feasibility of implementing a ~~wider scope of~~ “complete streets” ~~measures~~ ELEMENTS increases in the ~~community’s~~ planned residential and non-residential development areas.”.
- 4-2: left column, replace paragraph (6) in its entirety with the alternate language in the memorandum: “The township will monitor development patterns and periodically explore the development of a non-motorized circulation plan to facilitate the provision of safe non-motorized travel, with particular focus on linkages within and between neighborhoods, schools, and other activity centers in the community including in association with new residential developments.”.
- 4-3: left column, change paragraph (2) to: “(2) The township will ~~encourage~~ SUPPORT the PHASED extension of public sewer and water to the planned Suburban Residential and Mixed-Use Areas, ~~either through initiating the service independently or through coordinating efforts with private sector interests.~~”.

- 4-4: left column, first paragraph, fourth line, replace “the Michigan State Police” with “various local law enforcement agencies”.
- 4-4: left column, second paragraph, last sentence, change to “There are no widely accepted standards for police protection levels, ~~and is~~ **THOUGH LEVELS ARE** frequently measured...”.
- 4-4: left column, last paragraph, change the fourth line to “...explore ~~improving~~ **WAYS TO IMPROVE** service levels.”.
- 4-4: right column, paragraph under the shaded box, change the fourth sentence to “The Township’s commitment to ensuring adequate recreation opportunities for its residents is reflected in the Township Board’s adoption of the ~~2002 Vevay Township Recreation Plan and the updating of the Plan~~ **AS UPDATED** in 2010.”.
- 4-4: right column, last paragraph, change the last sentence to read “Use of this right-of-way as a trail system, **AS AVAILABLE**, would be a ...”.
- 4-5: left column, second paragraph, starting with the second sentence, “As the Township’s only recreational facility at this time and centrally located, commitment to its maintenance and improvement is essential. ~~including the development of a long range master plan for the facility based upon an analysis of existing conditions in the park and the inclusion of those~~ Recreation improvements **SHOULD REFLECT** ~~that~~ **WHAT** the community-at-large places most emphasis upon.”.
- 4-5: third paragraph, strike the first sentence in its entirety. Change the second sentence as follows - “Over the past 30 years, ~~the~~ gravel deposits...”.
- 4-5: right column, shaded box, “The Vevay Township Community Recreation Plan is available for review **ON ITS WEBSITE AND** at the Township Hall...”.

Chapter 5, page:

- 5-1: Shaded box, the title should read, “Implementation **STRATEGIES**”.
- 5-1: left column, introductory paragraph, change the fifth line down to read “...making reasonable **AND** realistic community decisions.”.
- 5-1: left column, remove the period at the end of the second bullet point.
- 5-2: right column, the first two paragraphs under “Objectives Action Plan”, recommend having shorter sentences.
- 5-4: top paragraph, correct the typo on the third line after “relate” by striking “on” and inserting “to”.
- 5-4: Chart –
 - In row R-1A, under Primary Relationship, replace “suburban” with “rural”.
 - Strike row “R-3” in its entirety as the Ordinance has no such classification
 - “I-1” Light Industrial should be labelled “M-1”.
- 5-5: second paragraph at the top, second line, add a colon after “such as”.
- 5-5: Chart –
 - Strike row “R-3” in its entirety as the Ordinance has no such classification
 - “I-1” Light Industrial should be labelled “M-1”.
- 5-7: right column, last paragraph, change 3rd line to read “...development that **IS** normally permitted...”.
- 5-8: left column first paragraph under “Special Issues”, change the last sentence to read “...addressed under “Special Provisions” ~~in~~ include...”.
- 5-8: right column, top paragraph, change the second sentence to read “...under which Vevay Township ~~first~~ adopted its first zoning regulations.”

- 5-8: Right column, last paragraph, change the sentence to read, "...so as to result in available developmental rights THAT ARE considerably less..."
- 5-9: left column, top paragraph, rewrite the third sentence to "VEVAY TOWNSHIP HAS ADOPTED a subdivision ordinance (GENERAL ORDINANCE 6) THAT establishes requirements...", and then dropping the last sentence in its entirety.
- 5-9: left column, second paragraph, fold appropriate content into the first paragraph.
- 5-9: left column, last paragraph, Vevay Township has adopted General Ordinance 45 to govern land divisions. Please re-write the paragraph accordingly to reflect this provision.
- 5-10: the second to last bullet point, correct the spelling of Vevay Township.

VIII. Any Other Business

Chair Thayer – will ask Mr. Eidelson if he is available for a special meeting to discuss the Master Plan on the following dates: April 20, May 11, and May 18. Commissioners will be notified by the Township when a date has been selected and a meeting scheduled.

XI. Additional Public Comment

There was no additional public comment.

XII. Adjournment

There being no further business, the meeting was adjourned at 10:16 p.m.

John Lazet, Secretary