

VEVAY TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, December 9, 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.

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

Approval of the minutes of the December 2, 2015 special meeting was added to item IV.

IV. Approval of Minutes: Regular Meeting 11-4-2015 and Special Meeting 12-2-2015

Regular Meeting November 4, 2015 – Amend page 1, last paragraph, second line, after the period by changing “It” to “If”.

Special Meeting December 2, 2015 – No amendments were offered.

MOTION Cady, seconded by Walker, to approve the November 4, 2015 regular meeting minutes as amended.

CARRIED 7-0.

MOTION Cady, seconded by Lacasse, to approve the December 2, 2015 special meeting minutes as presented.

CARRIED 7-0.

V. Brief Public Comment

There was no public comment.

VI. Reports

A. November 2015 AGS Building/Zoning Report

The written report indicated that there were 6 building/zoning permit applications, involving a new home, a deck, and 4 demolitions of mobile homes at Mason Manor. Five outstanding

authorizations to enforce the Ordinance are pending: legal counsel has sent a letter regarding a blight violation which has resulted in the resident cleaning up the property; another blight violation is potentially proceeding to court; a dangerous building remains in violation though an agreement has been reached to remediate the violations; 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 #3 – VFW Post 7309, 1243 Hull Road – Meeting 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 #69 – Ron Weesies, Kelly Road - Greenhouse
The operations are inactive, and the annual fee has been paid. There have been no complaints.
3. SLU permit # 121 – Kellie Johnson, 2305 Tomlinson Road, Beauty Shop
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 McNeilly, to recommend to the Township Board renewal of SLU permits #3, #69, and #121.

CARRIED 7-0.

Comm. Walker – asked if the proposed NSD LLC/Neil Sheridan re-zoning petition and the SLU permit application are still valid for future consideration. Supervisor Ramey has talked with legal counsel, who recommended the petitioner and applicant be notified that after 60 days, they will need to re-apply.

VII. Pending Business

A. Election of Officers

Comm. Thayer was nominated for the position of Chair; there were no other nominations.

MOTION Cady, seconded by Lacasse, to elect Comm. Thayer as Chair for 2016.

CARRIED 7-0.

Comm. McNeilly was nominated for the position of vice-chair; there were no other nominations.

MOTION Lazet, seconded by Lacasse, to elect Comm. ~~Cady~~ McNeilly as Vice-chair for 2016.

CARRIED 7-0.

Comm. Lazet was nominated for the position of Secretary; there were no other nominations.

MOTION Cady, seconded by Lacasse, to elect Comm. Lazet as Secretary for 2016.

CARRIED 7-0.

B. Set a Public Hearing for Modification of Existing SLU Permits

Chair Thayer – directed Commissioners to the December 1, 2015 letter to the Commission from Supervisor Ramey detailing Board action through Resolution 15-5 to eliminate the annual review of SLU permits. This decision will apply to all future SLU permits, and a public hearing is required to apply the elimination of the annual review to existing SLU permits as well. The Township sent a letter on November 23, 2015 to all holders of SLU permits notifying them of the Board action and of a potential public hearing during the January 6, 2016 regular meeting of the Commission.

**MOTION Lazet, seconded by McNeilly, to set a public hearing during the regular January 6, 2016 Commission meeting to receive public comment on eliminating the annual review requirement and the associated fee for existing SLU permit holders.
CARRIED 7-0.**

C. Distribution/Initial Discussion re: Planning Commission Sample By-Laws

Chair Thayer – commented that she, Comm. McNeilly, and Supervisor Ramey had attended training that strongly recommended having by-laws that comprehensively govern the activities of the Commission. Vevay Township Ordinance 69 is the Ordinance amendment that re-enacted the Planning Commission pursuant to the new state law adopted in 2008. The Commission needs to decide what the by-laws should include, with enough specificity to be drafted.

COMMISSION – using the Michigan Association of Planning sample by-laws, tentatively talked through a possible draft that was modified after lengthy discussion on the authority, duties, and responsibilities of the Commission. The tentative draft is appended.

VIII. Any Other Business

Comm. Walker – the Board had received a letter from Rep. Cochrane about proposed legislation to allow barn weddings by law. He expressed concern with the intent to over-ride local control.

COMMISSION – discussed the 5 year sunset on gravel mining SLU permits. Elimination of the annual review of SLU permits is thought to have no effect on the 5 year life-span of gravel mining SLU permits, as the 5 year lifespan is dictated by the Zoning Ordinance. However, it was recommended that legal counsel provide a definitive answer.

IX. Additional Public Comment

There was no additional public comment.

X. Adjournment

There being no further business, the meeting was adjourned at 9:15 p.m.

John Lazet, Secretary

