

VEVAY TOWNSHIP PLANNING COMMISSION  
Special Meeting  
Wednesday, January 27, 2016  
Vevay Township Hall – 6:00 p.m.

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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 6:10 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 presented.

**IV. Brief Public Comment**

There was no public comment.

**V. Reports**

Comm. Walker – had attended the MTA conference earlier this month, and went to the workshop on Big Box Stores. People shared their township experience with big stores that have been closing and the issues that arise from the resulting attempted sales. It was recommended that to avoid empty buildings that could become blighted, the Zoning Ordinance have requirements in place for stores larger than a given number of square feet (such as 30,000) through the SLU process that could include no deed restrictions. He also had a conversation about the legislation being proposed that would allow barns to be rented without needing local approval. The Michigan Townships Association would like to know if the Township has concerns. As a commissioner, he is concerned with the proposed loss of local control.

**VI. Pending Business**

- A. Review of Initial Draft Portions of the Master Plan (Materials already distributed from Community Planner Mark Eidelson dated 12-18-2015)

COMMISSION – went through the Table of Contents and Appendices A, B, C, and D as drafted by Mr. Eidelson. Commissioners received at their seats Mr. Eidelson's drafts of Chapters 1 and 2, but those were not discussed as they had just been received. The Commission was

generally favorable with the new drafts. Following are the edits and questions that were discussed:

Table of Contents – no changes.

Appendix A:

Edits:

- Page A-1, second paragraph, second line, after Meridian Township by adding Meridian and Delhi Townships as well. The population number of 205,000 may need to be amended as a result.
- Page A-2, second paragraph, second line to say, “The mill pond WAS part of the property”.
- Page A-3, list of “primary” roads, add Dexter Trail (as reflected on the Road Network map)
- Page A-3, list of major collectors, second bullet point, delete the semi-colon and list Dexter Trail as a separate bullet point
- Page A-5, first paragraph under Public Act 425 agreements, second line by adding after SSAB “(Gestamp)”.
- Page A-6, first paragraph under “Agriculture”, by deleting in its entirety the sentence “there are several livestock operations in the Township’s southeast quarter.”
- Page A-7, first paragraph, second line, after “over” by deleting “it”.
- Page A-8, third paragraph, third line down at the end, change “Langston” to “Laxton”.
- Page A-9, under “**Industry**”, first paragraph, first line, and also the last line of the last paragraph of that section, change “gravel extraction operation” to “Capitol Excavating and Paving Company”.
- Page A-9, the first bullet point, correct the spelling of Jewett Road.
- Page A-9, delete the second bullet point in its entirety.
- Page A-9, add a new bullet point, “Michigan DNR shooting range on Kelly Road north of Barnes Road.” Acreage is unknown.
- Page A-12, under “**Alaiedon Township**”, fourth line, change the sentence to “Dart Container Corp. is located south of Howell Road in Vevay Township, and north of Howell Road in Alaiedon Township.”
- Page A-12, under “**Ingham Township**”, reflect the distance as used in the Bunker Hill Township paragraph by changing “1,000’ feet (approximately)” to “quarter mile.”
- Page A-13, second full paragraph, second line, clarify along the lines of “The three principle exceptions are:” and then adding a comma after fairgrounds and deleting “and”, adding a comma after “high school”, and correcting the spelling of Jewett Road.

Questions:

- Page A-4 – are more recent traffic counts available? Most are prior to 2010, and several are 10 years old.
- Page A-7 – third paragraph, last sentence, should it read “The township’s 2010 median value”, versus 2000? The table below it cites 2013 data that appears to be used in the sentence.
- Page A-8, second paragraph: should the most recent subdivision be Ashton Court, on the south side of Dansville Road in Section 10?

## Appendix B:

### Edits:

- Page B-1, second paragraph, fifth line down, near the end, after “Lands”, strike “falling”.
- Page B-3, first full paragraph, last sentence, add before the period along the lines of “or improperly constructed or abandoned wells”. Point is that contamination may also be due to leaking drilled holes.
- Page B-3, third full paragraph, at the end, add a new sentence along the lines of, “Vevay Township also has two (?) areas designated as groundwater recharge areas.”
- Page B-3, last line on the page, delete “the” in front of “Vevay Township”.
- Page B-4, last paragraph before “**Soils**” by correcting the citation to the “Natural Resources and Environmental Protection Act”.
- Page B-5, second paragraph, second line from the bottom, correct the spelling of Dexter “Trail”.

## Appendix C:

### Questions:

- Page C-3, last line before Table C-2, should the year be “2040”, as that is the year in the Table?
- Pages C-8 and C-9, should the subtitles for Table C-8 and Figures C-5 and C-6 read “for persons 25 years of age OR OLDER”?

## Appendix D:

Page D-1, include brief explanation of what PA 451 and hydric soils mean.

The Commission realizes that source of the maps is the Tri-County Regional Planning Commission, and they are distinctly better than the current maps. However, the level of granularity was such that the Commission is asking if there are better maps available, especially for the Septic Tank Absorption Fields. For instance, comparing the various maps shows some maps have bodies of water that others don't. The map on “Dwellings without Basements” indicates numerous smaller parcels with multiple types of dwellings even though only one dwelling exists, and some do have basements.

Additionally, the Commission had the following questions/comments on the maps:

### Land Use/Land Cover:

- The College Road Township property is located in Section 30, not Section 19.
- The amorphous white area in Section 36 is unclear as to use.
- There is a small cemetery off of Eden Road in Section 27 or 28.
- Commissioners were not familiar with the “Outdoor Recreation” area in Section 14.
- Does “Utilities” include cell towers?

### Public Act 451 Parcels:

- The legend should read Public Act “451”.
- Does the DNR have a more recent map?

Is a map on groundwater recharge areas available?

Dwellings Without Basements – why is this substantially different from the designations on the maps for Septic Tank Absorption Fields and Soils Limitations for Non-Farm Uses?

Soils Limitations for Non-Farm Uses – what does this mean?

**VII. Any Other Business**

No other business was discussed.

**VII. Additional Public Comment**

There was no additional public comment.

**VIII. Adjournment**

There being no further business, the meeting was adjourned at 8:28 p.m.

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John Lazet, Secretary