

VEVAY TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, October 5, 2016
Vevay Township Hall – 7:00 p.m.

MINUTES

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

Members absent: None.

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

I. Call to Order: The meeting was called to order at 7:00 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 September 7, 2016

No amendments were offered.

MOTION Cady, seconded by Walker, to approve the September 7, 2016, regular meeting minutes as amended.

CARRIED 7-0.

V. Brief Public Comment

There was no public comment.

VI. Reports

A. September, 2016 AGS Building/Zoning Report

The written report indicated that there were nine building/zoning permit actions, involving: construction of a pole barn; a demolition; and seven certificates of occupancy for mobile homes. Two authorizations to enforce the Zoning Ordinance are pending or resolved: a blight violation, with legal counsel now having sent two letters seeking remediation; and an issue with trash cans that has been resolved.

B. City of Mason Re-zoning Request – 652 Hull Road – Goodwill Industries

Commissioners had a copy of a letter from the City of Mason advising that Goodwill Industries has applied to have the property at 652 Hull Road re-zoned from AG (Single Family Agricultural) to C-2 (General Commercial). Written comments or concerns may be submitted by October 4, 2016. Any questions may be directed to David Haywood, the Zoning and Development Director, at (517) 676-9155.

VII. Pending Business

- A. Set Conditional Re-Zoning Public Hearing to Revert Zoning on Jewett Road from R-M1 Multiple-Family Residential back to Original A-1 Agriculture and R1-B One-Family Low Density Residential

Chair Thayer – explained that as gravel mining operations were ending on these and adjacent parcels, the owner in 2007 requested conditional re-zoning to allow for the development of multiple unit housing on these Jewett Road frontage parcels. The intent of the owner was to later develop the parcels behind these as a subdivision built around two lakes that had resulted from gravel mining operations. State law specifies that if development on the conditionally re-zoned parcels does not occur within a time frame specified by the Township, then the parcels revert to their former zoning classification.

The owner who offered the conditional re-zoning agreement was required to start development within two years, though the Township could extend that by one more year based upon sufficient cause. Due to the softness in the housing market at the time, development never occurred. The proposed Ordinance amendment would revert the parcels to their former zoning classification. The owner of the parcels is supportive of the proposed amendment.

Commissioners also received a letter from the Ingham County Health Department indicating that based on soil testing; none of the four existing and proposed parcels on Jewett Road can accommodate an on-site wastewater treatment system. Should any development be proposed for the parcels, public sewer service would need to be provided.

MOTION Walker, seconded by Cady, to schedule a public hearing during the regular November 9, 2016 Commission meeting if the appropriate paperwork and publication deadlines can be met; and if more time is needed to process the paperwork, then to schedule a public hearing during the regular Commission meeting on December 7, 2016. CARRIED 7-0.

- B. Review of Master Plan

Commissioners have received copies of all draft chapters and proposed maps. Mr. Eidelson had submitted a memorandum dated September 21, 2016, with three recommended options for how to proceed going forward.

COMMISSION – after discussion of the options, decided to utilize the first option. The Commission requested that Mr. Eidelson prepare a new, comprehensive DRAFT copy of the new Master Plan incorporating all of the changes to date. Once Commissioners have received that draft, the Commission anticipates voting to request permission of the Board of Trustees to distribute the proposed Master Plan for public comment.

VIII. Any Other Business

Commission – discussed possible Zoning Ordinance amendments as follows:

Section 14.03 – Site Plan Review Requirements - the issue is the potential confusion generated by having requirements listed in three different categories, with not all of them being addressed in a parallel manner in the other categories. After discussion, Comm. Lazet offered to propose a draft revision of the table of site plan requirements that eliminates the designations of “preliminary” and “final” requirements and only references a “site plan”. He proposes to combine elements where possible, and reflect the review standards in Sec. 14.06.

COMMISSION – also discussed how best to assist applicants in providing materials that address all of the requirements and standards of the Ordinance. Mr. Revore offered to provide for consideration site plan review processes that are used by other jurisdictions.

Sec. 19.05 (C)(4) – Zoning Ordinance Amendments - the issue is the requirement to submit any proposed Zoning Ordinance amendments to “the County Planning Commission” when Ingham County does not have one. Instead, the Tri-County Regional Planning Commission (TCRPC) serves Ingham, Clinton, and Eaton counties. COMMISSION – discussed whether this provision should be deleted or amended to reference the TCRPC. Mr. Revore recommended that the TCRPC be contacted as to their opinion on whether their input should be sought relative to proposed Ordinance amendments.

Sec. 10.02 – Delineation of the Flood Plain Overlay District - the issue is the establishment of the Flood Plain Overlay District boundaries based on linear feet versus perhaps geographical elevation. After discussion, Comm. Walker offered to talk with the Drain Commissioner about the language of this section, and whether amendments are needed.

Mr. Revore – in response to discussion and questions, recommended the Zoning Ordinance amendment process proceed to public hearing based on individual chapters, common topics among chapters, and on individual topics where the issue is more complex, such as gravel mining.

IX. Additional Public Comment

There was no additional public comment.

X. Adjournment

There being no further business, the meeting was adjourned at 8:29 p.m.

John Lazet, Secretary