

VEVAY TOWNSHIP PLANNING COMMISSION  
Regular Meeting/Public Hearing  
Wednesday, September 6, 2017  
Vevay Township Hall – 7:00 p.m.

---

MINUTES

**Members present:** Jack Cady, John Lazet, Chris Lewis, Pattie McNeilly, Jim Minster, and Bruce Walker.

**Members absent:** Al Winters.

**Other Persons present:** Supervisor Jesse Ramey, Clerk JoAnne Kean and Legal Counsel David Revore.

**I. Call to Order:** The meeting was called to order at 7:00 p.m. by Chair McNeilly.

**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 8-9-17**

No amendments were offered.

**MOTION Cady, seconded by Lewis, to approve the August 9, 2017, Regular Meeting minutes as presented.**

**CARRIED 6-0.**

**V. Brief Public Comment**

John Warvel – commented that he and family have purchased the old Boy Scout camp and re-named it Sunset Place – a caretaker will be living on site, and overseeing the operations. They will continue to offer camping and associated activities. They will only be offering what he claims the Boy Scouts did, such as weddings, ski hills, zip lines, and camping of all sorts. The parcel has a lot of nice buildings. They have been cleaning up and working on buildings and pavilions so they can be assessed; again, the intent is for pre-existing operations to continue as they have been. The parcel has been lumbered, and a number of trees taken down. A new road was constructed to take out the trees. Commissioners are welcome to make an appointment with Brittany and tour the place.

John Warvel – they can house about 150 people, with over 100 camping spots total. There are sites for tenting and travel campers, there are dormitories, a septic and drain field, and potable water wells, so the site is fairly well developed. They will not be boarding horses, but there are some short trails on the 77 acres. Their attorneys believe they can legally rent the hall and

continue all previous uses even though ownership is changing from tax-exempt status to commercial use. The Boy Scouts last hall rental event was this past October, 2016. They are looking to avoid the SLU permitting process due to the costs involved.

Mr. Warvel – the business model will depend on public demand. They are soliciting youth groups, church groups, and whatever the market will support. They have more expenses than the Boy Scouts ever did. He noted that he has received a questionnaire from the Township asking about operations, but he has not yet responded. The Ingham County Health Department has looked over the facilities and has no objections. The proposed operations are marginally cost-effective, and if they can't do this it might just be used for other purposes.

**VI. Recess to Public Hearing regarding:**

- a. Chapter 16, Special Land Uses, Section 16.06, Paragraph PP, Abandoned or Discontinued Wireless Communication Towers

Mr. Revore – explained that the proposed amendment to Sec. 16.06, Paragraph PP, would address how to identify when a wireless communication tower has been abandoned or its use discontinued, and implement a timetable for the tower to either be removed, repaired, or brought back into active use.

There was no public comment on the proposed amendment.

**VII. Adjournment of Public Hearings and Recommencement of Regular Meeting**

There being no further public comments, the public hearing was adjourned and the regular meeting recommenced at 7:41 pm.

**VIII. Reports**

August, 2017, AGS Building/Zoning Report

The written report indicated that there were fourteen building/zoning permit actions, involving: a re-roof, eight piers in Mason Manor, a deck, and placement of four mobile homes in Mason Manor. There were three outstanding authorizations to enforce the Zoning Ordinance, relating to junk in a front yard, junk and junk vehicles on another parcel, and a stop order issued for an improperly issued building permit.

COMMISSION – had discussion on the placement of the manufactured housing on the parcel at on Rolfe and Hawley Road. A stop work order has been issued, and talks are ongoing.

Mason Manor Expansion Site Review Letter

Supervisor Ramey had composed a letter to the engineer overseeing the expansion, which detailed the concerns raised by the Planning Commission during its August 9, 2017 meeting. The letter was essentially the language from the minutes of that meeting, but formatted as a letter.

## IX. Pending Business

### A. Chapter 16, Special Land Uses, Section 16.06, Paragraph PP, Abandoned or Discontinued Wireless Communication Towers

COMMISSION – It was noted that the proposed language only applies to wireless communications towers; legal counsel was asked to add language to include pertinent associated structures, such as support facilities, equipment, and fixtures.

Pursuant to Section 19.05(B)(1) of the Zoning Ordinance, the Commission made the following findings:

- a. The proposed text amendment would clarify the intent of the Ordinance. – The Ordinance was drafted in a manner to require review and application of standards when development occurs. The proposed amendment would add the necessary requirement for removal of an abandoned wireless communication tower. If the use is ended temporarily, there is a timetable to bring the tower and equipment back into active use. These provisions should further the goals of the Township (through the Ordinance) to avoid blight and various potential hazards; to allow for orderly development or removal of wireless communication towers; and to maintain the rural character of the Township.
- b. The proposed text amendment would correct an error in the Ordinance. - Not applicable.
- c. The proposed text amendment would address changes to the State legislation, recent case law or opinions from the Attorney General of the State of Michigan. – Not applicable.
- d. The proposed text amendment would promote compliance with changes in other County, State or Federal regulations. – Not applicable.
- e. In the event the amendment will add a use to a district, that use shall be fully consistent with the character of the range of uses provided for within the district. – Not applicable.
- f. The amendment shall not create incompatible land uses within a zoning district, or between adjacent districts. – Not applicable.
- g. The proposed text amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items. – Not applicable.
- h. As applicable, the proposed change shall be consistent with the Township’s ability to provide adequate public facilities and services. – Not applicable.
- i. The proposed change shall be consistent with the Township’s desire to protect the public health, safety, and welfare of the community. – Requiring timely removal of an abandoned wireless communication tower/equipment would avoid blight and potential hazards to residents and others.

A public hearing having been conducted, following Commission discussion and review of the proposed changes, and now having the specific language as amended:

**MOTION Walker, seconded by Lewis, to recommend approval of the Zoning Ordinance amendment (as amended) to Section 16.06, Paragraph PP, Wireless Communications Towers Not Part of a Federally Licensed Amateur Radio Station, based on the Commission**

**findings pursuant to Sec. 19.05 (B)(1) as noted in these minutes, and having heard no objections from the public during the public hearing earlier this evening.  
CARRIED 6-0.**

**B. Zoning Ordinance Possible Amendments**

A list of topics had been previously distributed. Added was:

- licensing of home occupations that ~~are~~ offer few impacts (versus SLU permitting);
- plantings on berms holding back water; and
- “amended site plan” review versus full site plan review.

It was noted that the Township is looking at the International Property Maintenance Code as a standard that should assist with enforcing blight and other issues.

COMMISSION – requested all members receive an electronic list of topics for future consideration. A dedicated Commission work session was tentatively set for Wednesday, September 13, starting at 5:00 pm.

**X. Any Other Business**

COMMISSION – had discussion on Mr. Warvel’s comments and operations.

**XI. Additional Public Comment**

There was no public comment.

**XII. Adjournment**

There being no further business, the meeting was adjourned at 9:02 p.m.

---

John Lazet, Secretary