

VEVAY TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, January 3, 2018
Vevay Township Hall – 7:00 p.m.

MINUTES

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

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 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 12-6-2017

No amendments were offered.

MOTION Cady, seconded by Walker, to approve the December 6, 2017, Regular Meeting minutes as submitted.

CARRIED 7-0.

V. Brief Public Comment

There was no public comment.

VI. Reports

A. December, 2017, AGS Building/Zoning Report

The written report indicated that there were five building/zoning permit actions, involving: a re-inspection and a placement of a home in Mason Manor, a pole barn, additions to a cell tower, and a re-inspection on a parcel. There has been no resident progress on the outstanding authorizations to enforce the Zoning Ordinance.

B. Yearly 2017 AGS Building/Zoning Report

Commissioners discussed a summary of the 126 building/zoning permits requested for 2017, including name, address, type of construction or use sought, and for some of the applicants, the estimated project cost. In summary, the permits included seven new homes, 14 pole barns, 34 new mobile homes in Mason Manor, and a variety of other permits. All Commissioners had previously received a copy.

A question was raised as to why two pole barns and a deck had a certificate of ~~occupation~~ occupancy as the final action when one should not be needed. Supervisor Ramey believes these are not the final actions, and will verify.

C. Planning Commission 2017 Report

Commissioners had a draft report, detailing the membership changes, meetings, special projects, and actions taken by the Commission during 2017. A copy is appended to these minutes.

**MOTION Walker, seconded by Cady, to approve the 2017 Planning Commission Annual Report as submitted, and to forward it to the Township Board and office.
CARRIED 7-0.**

VII. Pending Business

A. Consider Amendment to Zoning Ordinance, Chapter 16, Special Land Use

COMMISSION – had discussion with legal counsel on changes in law in 2013 that overturned a Michigan Supreme Court decision on what local units of government can and cannot regulate with respect to mineral extraction and processing.

Comm. McNeilly – had been looking at various other township ordinances, and distributed copies of the pertinent ordinance from Lyndon Township in Washtenaw County.

COMMISSION – in looking over other township ordinances and in discussing current and previous mining operations in the Township, had discussion on tentative changes:

- Clarifying that five plans should be required: a Site Plan, a Mining Overview plan, a Mining Operations plan, a Crushing Operations plan, and a Site Reclamation plan;
- Whether a minimum acreage should be required – 10 acres? 40? Other?
- To date most operations have been on primary roads for which the Township has no financial obligations. What level of bonding, if any, should be required for potential damage to a secondary road for which the Township has responsibility to pay for repair of damages?
- Whether 12 months of inactivity (or another time frame) should result in termination of operations and trigger a new review of operations;
- The level of reclamation bonding. Texas Township requires \$10,000 per acre, while Delhi Township requires \$2,500 per acre;
- Enhancing the required documentation of water table mapping;
- More detail of on-site water management, especially when there is no pre-existing pit or pond;

- Required detail for containment pads and other measures to prevent soil contamination due to fuel spills at any point in the operations;
- Addressing dust abatement and how to reduce trucks carrying materials off site that lead to dust. It was recommended to see what the state requires dust abatement on their projects, especially for crushing and recycling of road pavement;
- Having clear language on the timing of reclamation of all affected land whenever operations stop, for whatever reason;
- Possibly require phasing of reclamation whenever feasible;
- Whether specific standards for noise should be established, and at what level;
- What information should be required for a Crushing Operations plan, especially on standards and/or practices for abating dust and noise impacts.

COMMISSION – decided to use the existing Ordinance language as starting point, and have each Commissioner recommend language from other ordinances or suggest draft language to meet each issue.

VIII. Any Other Business

COMMISSION – asked Supervisor Ramey about a number of issues around the Township that have been discussed over the past year. He answered the questions with status updates on each situation.

IX. Additional Public Comment

There was no additional public comment.

X. Adjournment

There being no further business, the meeting was adjourned at 9:13 p.m.

John Lazet, Secretary