

VEVAY TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, March 6, 2019
Vevay Township Hall – 6:30 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 6:30 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 of February 6, 2019

Amend page 1, “Members absent”, after McNeilly add “(with notice)”

MOTION Cady, seconded by Walker, to approve the February 6, 2019, Regular Meeting minutes as amended.

CARRIED 7-0.

V. Brief Public Comment

There was no public comment.

VI. Reports

A. February 2019, Building/Enforcement Report

There were five building/zoning permit actions, involving a ramp, a re-roofing project, a remodeling project, installation of a bay window, and installation of windows.

There were three complaints received or in the process of being remediated, involving: junk in a front yard (the owner has been removing items and cleaning the property); trash on a property (cleanup in progress); and a pennant being used as a sign (owner informed this is not permitted).

VII. Pending Business

1. Special Land Use Application Permit #18-06 To Revise SLU #72 by Michigan Trapshooting Association @ 1534 W Service Road & W Service Road, Mason

Commission – discussed the existing special conditions and those requested by the MTA. By consensus the Commission opted to recommend deleting all of the current special conditions and update those pertaining to improvements to the land, draft new conditions modifying shooting days, and suggest new conditions relating to testing to monitor lead in the environment.

Each improvement on the land was discussed, and present and historic uses discussed, such as rental of the grounds and facilities, campground spots, and development and use of the traps for shooting. It was clearly explained that rental of the facilities is a prior existing non-conforming use, and after discussion with Mr. Lewis, the motion incorporated recommended conditions that reflect actual practice.

Shooting days – the MTA was again asked to coordinate event schedules with neighboring states, with the goal of standardizing week-ends with no shooting, allowing residents to plan their own schedules. An example could be not scheduling the first and last weeks of June. Mr. Lewis again stated that they already coordinate schedules with surrounding states, and so they can commit to continue to do so. As state law essentially governs the number of shooting days, the MTA and the Township reached an agreement to limit shooting days to 48 per year, with the number of days per month as listed in the motion. Should youth sport shooting teams organize, their shooting days are likewise limited to two per week, with an agreement that shooting take place at the easternmost traps.

Lead – there was substantial discussion over the past few months as to lead deposition, reclamation, and measurement of various indicators to determine if lead is leaching into surface and/or ground water. Incorporated into the motion are the various testing mechanisms, reports, and reclamation efforts that mirror the standards of the EPA as listed in their most recent publication, “Best Management Practices for Lead at Outdoor Shooting Ranges.”

EPA Best Management Practices recommends (p. 33) that soil pH be tested and adjusted to prevent migration and to bind lead in place, and to document the number of rounds fired/shot size in order to determine how much lead has been deposited. On page 48 they state, “The NRA recommends a frequency of one to five years for lead cleanup, even on ranges with minimal use.” The range is subject to the GAOPs adopted by the state, which specify by referencing the EPA publication, that lead reclamation should occur at least every five years.

Having had three meetings largely devoted to discussion of the special conditions and operations of the Michigan Trapshooting Association operation, and having held a public hearing:

MOTION Minster, seconded by Cady, that the Commission recommend the Board amend the conditions to SLU #72 as follows:

ELIMINATE the existing 13 conditions and replace with the following:

- 1. The MTA shall maintain and have inspected annually the Lagoon Sanitary Waste Management System. Results of the inspection shall annually be submitted to the Township.**

2. The MTA shall maintain dust control practices, utilizing best practices. The MTA shall annually report to the Township the efforts it has undertaken to reduce dust.
3. The MTA may construct and use up to 44 traps for shooting purposes.
4. The MTA may have no more than four (4) lighted traps for use after dark. Shooting on these traps must end by 10:15 pm, though the lights may remain on until 10:30 to allow for clean-up activities only.
5. The MTA may rent the clubhouse and kitchen ~~to up~~ to members for social events, with a capacity of no more than 250 persons. The MTA shall annually report to the Township the number of days such rentals occurred.
6. The MTA may rent the campgrounds with use of the clubhouse and kitchen, for up to 500 persons, to non-profit organizations.
7. The MTA may maintain and use up to 300 camping sites.
8. There shall be no general announcements or National Anthem on the public address system prior to 8:45 am or after shooting has ended for the day. There may be amplified announcements as early as 7:30 am on days when more than 1,000 shooters are expected to participate.
9. Area to be completed as shown in the site plan, excluding the Tuttle Road exit.
10. The MTA shall develop an updated Environmental Stewardship Plan as outlined in the Generally Accepted Operating Practices adopted by the state. The Plan shall be filed with the Township no later than September 15, 2019.
11. The MTA shall annually test the pH of the soil in the shotfall area, and use the results to meet the requirements of their Environmental Stewardship Plan for reducing lead migration to ground water.
12. The MTA shall annually test their potable water wells for the presence of lead, and submit the results to the Township.
13. The MTA shall test the surface waters and sediment of Sycamore Creek for the presence of lead, at the southern side of the property where the Creek enters the property, and where the Creek leaves the property. Results shall annually be submitted to the Township.
14. Lead shall be reclaimed starting in 2019. The MTA shall submit to the Township a site map indicating reclaimed areas by the end of the year in which efforts occurred, and how much lead was reclaimed.
15. Any sampling of lead pellet concentrations shall be reported to the Township, including location and density.
16. Lead reclamation efforts shall commence no later than five years since the last reclamation efforts.
17. Tournament shooting days shall not exceed 48 days per year, allocated as follows:
 - a. May 12 days
 - b. June 12 days
 - c. July 12 days
 - d. August 4 days
 - e. September 6 days
 - f. October 2 days
18. The facility may be open for practice by youth teams for up to two (2) days per week, from March through October. The traps used shall be as far to the eastern side of the property as feasible. Shooting shall not extend beyond 7:00 pm., and trap lighting shall not be used during these days.

Further, the Board may want to consider whether a site reclamation/lead remediation bond should be required.

CARRIED 7-0.

2. Quality Solar re: New Technology Information

Bob Randolph - Quality Solar had a visual presentation of the changing technology and look of solar arrays. They discussed fixed ground mount systems, which is what has been installed throughout the Township. The technology is moving to pole mounted systems, putting panels up higher and that can also track the sun and substantially increase efficiency. These systems may reach 25 to 27 feet in height, and are the most in-demand arrays today. Either 20, 24, or 42 panel arrays. The solar season is from February to October, allowing credits to be accumulated with the electric utility. Mr. Randolph reported that the demand is in the agricultural and commercial districts. Panels are warranted for 25 years.

Commission – had discussion on the height limits in the various districts, and perhaps removing the Agricultural District from the 15 foot height limitations for Small Solar Energy System ground mounted systems.

Comm. Lewis and Lazet offered to look into the best manner in which to amend the Zoning Ordinance to allow for greater height SSES systems, starting with sec. 3.09, 3.18, and 3.27. They will start by looking at “structure”, “accessory building”, definition of “SSES”, and height limitations.

3. Zoning Ordinance Possible Amendments

The Commission will initially look at SSES amendments. Discussion followed as to how best to address other issues that have been identified for focus.

4. Set Special Meeting/Work Session re: Gravel Mining Ordinance. Suggested date Wednesday, March 27th.

The Commission scheduled a special meeting for Wednesday, March 27, 2019, to focus on Zoning Ordinance amendments, with the proposed draft revising gravel mining operations to be the first item of discussion.

VIII. Any Other Business

No other business was discussed.

IX. Adjournment

There being no further business, the meeting was adjourned at 9:16 p.m.

John Lazet, Secretary