

VEVAY TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
Wednesday, November 5 6, 2019  
Vevay Township Hall – 6:30 p.m.

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MINUTES

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

**Member absent:** None.

**Other Persons present:** Zoning Administrator David Vincent 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 presented.

**IV. Approval of Minutes: Regular Meeting/Public Hearing of October 9, 2019**

Amend page 2, top of the page, by changing “August 2019 Zoning/Enforcement Report” to “September....”

**MOTION Cady, seconded by Walker, to approve the October 9, 2019, regular meeting minutes as amended.**

**CARRIED 7-0.**

**V. Brief Public Comment**

There was no public comment.

**VI. Reports**

A. October 2019 Building Report

Commissioners had received the Building report, summarizing the four permits issued, including construction of a pole barn, construction of a deck, installing a sign, and development of a SLU permitted mini storage use on Hull Road.

B. October 2019 Zoning/Enforcement Report by David Vincent

Commissioners had received the Code Enforcement report, summarizing the 28 complaints received so far in 2019, indicating 13 complaints have been closed due to resolution, compliance, or information being provided to the complainant. The fifteen pending complaints are in various stages of being addressed or remediated, and include: three concerning junk/buildings; two concerning trash on property and vehicle parking; metal roofing coming off of a barn; two cases of living in a camper/recreational vehicle; a non-compliant sign; blight; inappropriate outside

storage on a rear lot line; non-permitted kennel operation; renting a barn to grow marijuana; outdoor storage building on a vacant lot (*MTS*); and a complaint of deliberate blocking of an easement road to a business.

Commission – discussed with Mr. Vincent and Legal Counsel the actions taken and the progress or lack thereof on various properties.

C. Michigan Trapshooting Association – 2019 Lead Reclamation Report

Commissioners had received the Lead Reclamation Report, indicating that 168,475 pounds of lead were reclaimed in 2019. The report indicates they anticipated an expected range of 160,000-170,000 pounds to be reclaimed. The next sampling will occur in 2021 and 2022.

**VII. Pending Business**

A. Election of 2020 Officers

Comm. McNeilly was nominated for the position of Chair; there were no other nominations.

**MOTION Cady, seconded by Minster, to elect Comm. McNeilly as Chair for 2020.**

**CARRIED 7-0.**

Comm. Walker was nominated for the position of vice-chair; there were no other nominations.

**MOTION McNeilly, seconded by Cady, to elect Comm. Walker as Vice-chair for 2020.**

**CARRIED 7-0.**

Comm. Lazet was nominated for the position of Secretary; there were no other nominations.

**MOTION McNeilly, seconded by Lewis, to elect Comm. Lazet as Secretary for 2020.**

**CARRIED 7-0.**

B. Approval of 2020 Meeting Dates

**MOTION Walker, seconded by Cady, to set the following dates for regular Commission meetings during 2020, all Wednesdays, and all starting at 6:30 pm:**

<b>January 8</b>	<b>April 8</b>	<b>July 8</b>	<b>October 7</b>
<b>February 5</b>	<b>May 6</b>	<b>August 5</b>	<b>November 4</b>
<b>March 11</b>	<b>June 3</b>	<b>September 9</b>	<b>December 9</b>

**CARRIED 7-0.**

C. Distribution of Examples from Legal Counsel

1. Solar Energy

Commissioners had received from Legal Counsel copies of two solar energy array ordinances, from Raisin Charter Township and Caledonia Township.

Commission – commented on the other jurisdictions' specifications, and they all would prohibit tracking arrays based on height above the ground. There was extensive discussion on the draft presented by Comm. Lewis.

Commission – asked Comm. Lewis to present an updated draft that would:

- Restrict ground-mounted SSESs in all agricultural and residential districts to 15 feet in height;
- Allow taller single pole mounted tracking arrays, up to three feet higher than accessory structures, in the Agricultural District;
- Prohibit placement of a SSES in a front yard;
- Permit the Zoning Administrator to submit with a SSES application any recommendations for alternate screening or placement based on unique conditions for a given parcel;
- List the parameters that the Commission could modify for placement and/or screening, and on what basis they could so do.

## 2. Landscape Standards

Commissioners had received from Legal Counsel a copy of Landscape Standards from Caledonia Township.

Commission - tabled this issue for the evening. Commissioners were asked to look over Comm. Winters' handouts and come prepared to discuss global aspects of screening in the Ordinance.

### D. Zoning Ordinance Possible Amendments

Chair McNeilly asked Commissioners to look over the revised pages for updating the Zoning Ordinance and check for any typographical or other errors.

Zoning Administrator Vincent requested the Commission to prioritize the list of possible amendments so he can allocate his time appropriately.

## **VIII. Any Other Business**

No other business was discussed.

## **IX. Additional Public Comment**

There was no public comment.

## **X. Adjournment**

There being no further business, the meeting was adjourned at 8:08 p.m.

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John Lazet, Secretary