

VEVAY TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, October 9, 2019
Vevay Township Hall – 6:30 p.m.

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.

I. Call to Order: The meeting was called to order at 6:30 p.m. by Chair McNeilly.

II. Pledge of Allegiance

The Commission recited the Pledge of Allegiance.

III. Set/Amend Agenda

The agenda was accepted as presented.

IV. Approval of Minutes: Regular Meeting/Public Hearing of September 11, 2019

Amend page 4, item B, “Memo from Dave Vincent”, third line, to read “...has allowed the SLU Permit TO EXPIRE after two years...”

MOTION Lewis, seconded by Walker, to approve the September 11, 2019, regular meeting/public hearing minutes as amended.

CARRIED 7-0.

V. Brief Public Comment

There was no public comment.

VI. Reports

A. September 2019 Building Report

Commissioners had received the Building report, summarizing the nine permits issued, including construction of two pole barns, two installations of solar energy systems, an exterior basement waterproofing, re-siding of a house, two re-roofs of residences, and a final inspection of a remodeling project.

B. ~~September~~ August 2019 Zoning/Enforcement Report by David Vincent

Commissioners had received the Code Enforcement report, summarizing the 23 complaints received so far in 2019, indicating 12 complaints have been closed due to resolution, compliance, or information being provided to the complainant. The eleven 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; living in a camper and not the unlivable house; two non-compliant signs; inappropriate outside storage on a rear lot line; and a complaint of deliberate blocking of an easement road to a business.

Commission – discussed various properties with Mr. Vincent.

C. Report from John Lazet re: ZO amendment on Mining of Earthen Materials

Comm. Lazet – noted that everyone now had in front of them comments from one of the Board of Trustee members with suggested changes. When the amendment was discussed in September by the Board, several issues were raised, and the Board member asked for more time to think through the proposed amendment. The request for time was granted by the Board.

Commission – had discussion on the purpose of the escrow, and when any amounts remaining in the escrow after issuance of a SLU permit should be refunded or converted to an operating escrow to cover the costs outlined in Subsection 8(G). There was further discussion on appropriate costs to be covered by an escrow, and on having the Township auditor weigh in on the proper uses of an escrow.

D. Michigan Trapshooting Assoc. 2019 Environmental Management Plan

Commissioners had received copies of the Environmental Management Plan, submitted by the MTA as required by their newly revised SLU permit.

E. City of Mason Pubic Notices:

a. Requested by Paul Davis Corp. for SLU permit /FINAL Site Plan

The requested SLU permit is for a proposed "...new construction of a 27,000 sq. ft. building to include offices and storage related to their business of home damage restoration services, on property located on the northeast corner of Temple Street and Kipp Road...". The public hearing before the City of Mason Planning Commission will be held on Tuesday, October 15, 2019.

b. Requested by Giguere Realty Company for Raynor Ponds Phase 4 FINAL Site Plan

The Final Site plan is for "...development of a new 20 home residential subdivision....located north of the intersection of Stratford and Eaton roads...". The public hearing before the City of Mason Planning Commission will be held on Tuesday, October 15, 2019.

VII. Pending Business

A. Proposed ZO Amendment Re: Chapter 3 Section 27 Solar Energy Systems

Commission – had previously received a draft from Commissioner Lewis with proposed changes primarily focused on screening and height restrictions.

Comm. Lewis – referred to the questions previously asked of the Commission, especially relative to height and screening, and what variations of equipment that the Township is working to encourage, and what to discourage. He has looked at Ordinance provisions of several other jurisdictions for best ideas or language. The Commission decided to use this document as the first working draft for specific discussion. Commissioners were asked to mark up their drafts and forward suggested edits to Comm. Lewis for compilation and future discussion.

Chair McNeilly – noted that legal counsel is already working on the subject matter and could eventually have thoughts on language.

B. Discussion Re: Chapter 15 Section 15.05 Landscaping Requirements Concerning Screening

Comm. Winters had previously distributed three documents: (1) possible approaches to screening specifically for solar energy systems, as that section currently is not subject to Chapter 15; (2) questions about screening for the Commission to consider as it reviews current Zoning Ordinance requirements; and (3) requirements and references to screening in both the Master Plan and the Ordinance.

Commission – had discussion on the nine stated goals in Section 15.05, and what the intent is for screening. Also discussed were several other specific requirements in the Ordinance. Commissioners were asked to mark up their drafts and forward suggested edits to Comm. Winters and Lazet for compilation and future discussion.

C. Zoning Ordinance Possible Amendments

Commission – this item was tabled for the evening.

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 8:56 p.m.

John Lazet, Secretary