

VEVAY TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
February 3, 2021  
Vevay Township Hall/via Zoom – 6:30PM

MINUTES

**Members Present:** Chris Lewis, Jack Cady, Pattie McNeilly, Ginette Anderson, Jim Minster, Al Winters

**Member Absent:** None (There is one vacancy on the Commission)

**Other Persons Present:** David Revore and John Lazet

**I. Called To Order:** Meeting called to order at 6:30pm by Chair Lewis.

**II. Pledge of Allegiance:** All present participated in reciting the Pledge.

**III. Roll Call Attendance: (Meeting via Zoom #842 0309 7978)**

Lewis, Mason; Cady, Mason; McNeilly, Mason; Anderson, Mason; Minster, Mason; Winters, Mason

**IV. Set/Amend Agenda:**

The agenda was accepted as presented.

**V. Approval of Minutes: Regular Meeting January 6, 2021.**

No amendments were offered.

**MOTION Anderson, seconded Minster, to approve the January 6, 2021 commission minutes as submitted. Carried: 6-0**

**Roll Call Approval:**

Ayes: Lewis, Cady, McNeilly, Anderson, Minster, Winters

Nays: None

**VI. Brief Public Comment:**

No public comment offered.

**VII. Reports:**

**A. January 2021 Building Report**

**B. January 2021 Zoning Enforcement Report**

The Commission reviewed reports provided by the Zoning Administrator. In the absence of the Zoning Administrator, Supervisor, John Lazet answered commissioner's questions regarding the status of ongoing zoning and enforcement activities.

**VIII. Pending Business:**

**A. Master Plan Update:**

The Commission discussed briefly the required 5-year review of the Master Plan for 2021. As the Master Plan was fully reviewed and updated in 2015, the commission expressed confidence that minimal revision of the current Master Plan should be necessary. Areas which the commission would focus on

for the review include the Master Zoning Map to ascertain any zoning amendments are reflected; updating recent census data; updating any county maps necessary. Chair Lewis established a subcommittee for the review of all maps currently in the Master Plan. The subcommittee consists of Ginette Anderson, Jim Minster and Jack Cady.

Attorney Revore reminded the commission that any revision to the Master Plan would require a public noticing and hearing.

Supervisor Lazet provided guidance by advising the commission to make a list of potential items which may require the services of a land planner so that further discussion could take place.

Chair Lewis asked that all commissioners review the current Master Plan and Maps for future discussion.

**B. Accessory/Main Buildings Proposed Amendment:**

Discussion continued from the January meeting with regard to allowing an accessory structure in relation to the use of the parcel, without a main building. Commission members agreed that this might not be the best precedent to set. In the event an accessory building is being constructed for the purpose of building a main building, both permits should be submitted for approval at the same time.

Chair Lewis mentioned that strengthening of definitions could clear up some of the confusion surrounding accessory structures. Clarification of some definitions pertaining to main building, main use, accessory structure, should be done. Commissioner McNeilly mentioned that the definition should strictly define the specific item, however not instruct as to ordinance. Attorney Revore mentioned that the Michigan Residential Building Code and International Property Maintenance Code would be good places to start in structuring of definitions. It would also be advisable to determine if any definition could be in conflict with these state codes.

The commission further discussed review of temporary accessory buildings including a shed, children's bus shelter and carport. Should temporary structures be provided specific guidelines.

**C. Zoning Possible Amendments**

The commission agreed that work pertaining to the rewrite of ordinance 15:05, Landscaping Requirements, was ready for review by legal counsel and crafting of a document for commission review at the March meeting. The current work product will be forwarded to Attorney Revore.

**IX. Any Other Business:**

No additional business was presented.

**X. Additional Public Comment:**

Supervisor Lazet thanked the commission for its work and asked that the commissioners take an in depth look at language in sections 3:04 and 3:09 in relation to work being done on accessory structures.

**XI. Adjournment**

The commission adjourned at 9:02 PM.

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Patricia McNeilly, Secretary