

**CORRECTED**

VEVAY TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
April 7, 2021  
Vevay Township Hall – 6:30PM

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MINUTES

**Members Present:** Jack Cady, ~~Ginette Anderson~~, Jim Minster, Al Winters, Nate Ross

**Member Absent:** Pattie McNeilly, Ginette Anderson

**Other Persons Present:** Christopher Lewis, John Lazet. Three Harvest Solar representatives

**I. Called to Order:** Meeting called to order at 6:30pm by Chairperson Jim Minster.

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

**III. Roll Call Attendance:**

Cady, Anderson, Minster, Winters, Ross

**IV. Set/Amend Agenda:**

Chair Minster requested the agenda be amended by switching items B and C, so that the PC could address and potentially finalize the draft Screening/Landscaping Ordinance, 15.05

**MOTION by Cady; seconded by Winters.**

**Accepted as amended 4 - 0**

**V. Approval of Minutes: Regular Meeting March 3, 2021.**

No amendments were offered.

**MOTION by Winters, seconded Ross to approve the March 3, 2021 Planning Commission minutes as submitted. Carried: 4-0**

Approval of Minutes: Special Meeting March 24, 2021

No amendments were offered.

**MOTION by Cady, seconded Winters to approve the March 24, 2021 Planning Commission minutes as submitted. Carried: 4-0**

**VI. Brief Public Comment:**

No public comment offered.

**VII. Reports:**

**A. March 2021 Building Report**

Five Permits were listed on the report. There were no questions or comments about the report.

**B. February 2021 Zoning Enforcement Report**

The Commission reviewed reports provided by the Zoning Administrator.

**VIII. Pending Business:**

**A. Site Plan Review Application #21-02 for Solar Array by Harvest Solar/Eden Road LLC (Capital Steel & Wire) at 839 Eden Road, Mason, MI.**

There were three representatives present from Harvest Solar. Chair Minster pointed out that the proposed project did not meet the side-lot set-back requirements in Ordinance 3-27, 4b. (See language below).

*However, in no case shall a ground mounted SSES be located in the front yard closer than three hundred (300) feet of the centerline of the road, and one hundred feet (100) of adjacent lot lines.*

There was discussion around the issue of whether the 100-foot side-lot set-back requirement was necessary for adjoining properties zoned as commercial/industrial and whether it could be amended for such adjoining properties so that the required side-lot set-back would be 30 feet rather than 100 for such similarly zoned parcels. A proposed amendment to paragraph 4b:

*In the case of adjoining parcels zoned as commercial or industrial, the side-lot set-back may be reduced to 30 feet with PC approval.*

There was agreement during the discussion that a rather simple amendment to the ordinance could allow the Harvest Solar project to go forward. However, there was discussion around the process and timing of an amendment so that a public hearing could be scheduled for the May meeting. It was agreed that there was insufficient time to amend the ordinance and adopt the new language so that a public hearing could be held in May.

The PC then addressed whether the Harvest Solar project #21-20, should be denied on its face for not meeting the current side-lot set-back requirements. A denial of the application would require Harvest Solar to reapply or appeal the denial to the ZBA. The PC discussed whether the application could simply be tabled, rather than being denied, to allow the PC time to amend the ordinance which would allow the project to potentially move forward in June and prevent Harvest Solar from having to reapply.

**Motion to table the Harvest Solar proposal by Jack Cady, Seconded by Al Winters. A special meeting was scheduled for April 21, 2021 to address the side-lot, set-back requirements for solar arrays on adjoining parcels zoned as commercial/industrial.**

**Motion passed unanimously.**

**B. Screening/Landscaping Ordinance 15.05 - Proposed Amendments:**

Discussion led by Al Winters. Minor language changes were proposed and discussed. The issue of ensuring that required screening as part of approved SLU's was actually being installed or maintained and who is ultimately responsible for installing and maintaining required screening/landscaping. There was consensus that such requirements are the responsibility of the property owner and this issue goes beyond just Section 15.05, Screening and Landscaping. There was discussion as to whether specific language making property owners responsible should be added to the Screening/Landscaping Ordinance.

Minor language changes to the proposed amendment were agreed to. Al Winters will provide the final draft to Mr. Revore so that the Ordinance can be reviewed at the next regular PC meeting.

**C. Accessory/Main Buildings - Possible Amendments**

Due to the complexity of amending Section 3.09, Accessory/Main Buildings, Chair Minster scheduled a special meeting (in person at Vevay Township Hall) on April 21, 2012 at 6:30 PM for further discussion and clarification of the possible amendments to Section.

**IX. Any Other Business:**

No additional business was presented.

**X. Additional Public Comment:**

Supervisor Lazet reminded the PC about the number of "farmsteads" and the myriad types of outbuildings that exist in the township, including historical buildings. Mr. Lazet also stated that a travel trailer or mobile home should never be considered an Accessory Building. The PC agreed that these issues must be considered when amending the Accessory/Main Building Ordinance.

**XI. Adjournment**

The commission adjourned at 8:25 PM.

Recorded by

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Patricia McNeilly