

VEVAY TOWNSHIP
PLANNING COMMISSION
Regular Meeting
Wednesday, June 9, 2021
MINUTES

Vevay Township Hall – 6:30PM
In-Person Meeting

I. Call to Order:

Meeting was called to order by Chair Minster at 6:30PM.

Present: Minster, Cady, Ross, Winters, McNeilly

Absent: Anderson – approved with notice.

Others Present: Chris Lewis, Treasurer, John Lazet, Supervisor

II. Pledge of Allegiance:

All present participated in the Pledge of Allegiance.

III. Set/Amend Agenda:

There being no requested amendments to the agenda, a MOTION was made by Cady, SECONDED by Winters, to accept the agenda as presented. MOTION carried 5-0.

IV. Approval of Minutes:

A. Rescind 4-7-21 Approved Minutes / Revise & Re-Approve:

Due to a discrepancy in the April 7, 2021 minutes which reflected Anderson as both present and absent, the following motions were made to amend the previously approved minutes:

MOTION by McNeilly, SECONDED by Ross to rescind the previously approved planning commission meeting minutes dated 4/7/2021. MOTION carried 5-0.

MOTION by McNeilly, SECONDED by Ross to amend the 4/7/2021 minutes to reflect that Anderson was indeed absent. MOTION carried 5-0.

MOTION by McNeilly, SECONDED by Ross to approve the amended minutes dated 4/7/2021, reflecting Anderson's absence. Motion carried 5-0.

B. Public Hearing/Regular Meeting 5-19-21:

McNeilly requested a revision of the DRAFT minutes to remove the word 'not' on page 6, paragraph 2, with respect to the SSES approved for installation at 1630 Rolfe Rd.

Prior language:

Per applicant's SSES plans provided, unit will not be stationary, without tracking capability. All other conditions for accessory structures are met.

Corrected to:

Per applicant's SSES plans provided, unit will be stationary, without tracking capability. All other conditions for accessory structures are met.

MOTION by Cady, SECONDED by Winters to approve minutes as corrected.

Motion carried 5-0.

A copy of the corrected minutes dated 4/7/2021 and 5/19/2021 are appended with these minutes.

V. ***Brief Public Comment:**

No public comment was offered.

VI. **Reports/Information:**

A. **May 2021 Building Report:**

Report provided to the planning commission for information only with regard to new building and improvements within the township.

B. **Report by Dave Vincent – May 2021 Zoning/Enforcement Report:**

Mr. Vincent's May 2021 Code Enforcement Report will be his final report with Vevay Township, as his term of service has come to an end. Supervisor Lazet was present to answer any questions by the planning commission with regard to this report. Supervisor Lazet indicated that Mr. Vincent had apprised him of the status of each complaint prior to his departure and that he would continue to keep the planning commission informed of any future activity until such time as a permanent Zoning Administrator was hired.

C. **Trapshooting Association Shoot Program Dates:**

A copy of the currently scheduled Michigan Trapshooting Association (MTA) dates was provided to the planning commission for information only. Trustee McNeilly reminded the commission that when the MTA special land use (SLU) permit was approved in 2019, conditions requiring annual environmental reports were added to the SLU permit. Chair Minster requested that Supervisor Lazet follow up on these reports from the Michigan Trapshooting Association. Supervisor Lazet will keep the planning commission informed with regard to this matter.

VII. **Pending Business:**

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

This Site Plan 12-02, was previously reviewed by the planning commission at its meeting on April 7, 2021. The commission was unable to grant the approval at that time due to the inability of the site plan to meet the side yard setbacks required in the zoning ordinance, 3.27(4)(b). After discussion among the commission, it was agreed that a minor amendment to the zoning ordinance would allow for this site plan approval to move forward and would be beneficial to future commercial land owners in the same situation. At a special meeting held April 21, 2021, the planning commission drafted a revision to the language in 3.27(4)(b), which removed the following sentence:

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.

The sentence was replaced with the following:

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, except for adjacent parcels zoned as Commercial or Industrial, the side-lot set-back may be reduced to 30 feet with Planning Commission approval.

A public hearing was held at the planning commission meeting on May 19, 2021, to which no objections were raised. The commission unanimously approved the language

revision at this meeting. The revision within zoning ordinance 3.27(4)(b) allowed Harvest Energy Solar/Eden Rd LLC to revisit the planning commission at its June meeting.

A MOTION was made by Winters, SECONDED by Cady to allow for the reduction in side yard set-back to 30 feet, with a written request to be made by Harvest Energy Solar/Eden Rd LLC. Motion carried 5-0.

Additionally, a MOTION was made by Cady, SECONDED by Winters, to approve Site Plan Review 21-02, for installation of a solar array by Harvest Energy Solar at 839 Eden Rd., on behalf of Eden Rd. LLC (Capital Steel & Wire), with the following conditions:

- 1) Provide written request for reduction in side yard set-back to 30 feet.
- 2) Provide the following additions to the site plan drawing presented to the planning commission:
 - a) Correct name on plan to reflect Eden Rd. LLC/Capital Steel & Wire
 - b) Provide parcel ID number on plan drawing.
 - c) Provide location of septic, well and any utility easements on plan drawing.

Motion carried 5-0.

B. Set Public Hearing for Zoning Ordinance Amendment Section 15:05

Landscaping/Screening:

Chair Minster asked that a Public Hearing be scheduled for July 7, 2021, at the next regular meeting of the Planning Commission, with regard to possible Zoning Ordinance Amendment 15.05 Landscaping/Screening.

C. Accessory Main Buildings Proposed Amendment:

The commission continued its review of draft language for zoning ordinance 3.09, Accessory Buildings and Structures, in preparation for review by legal counsel.

VIII. Any Other Business:

Trustee McNeilly inquired of Supervisor Lazet, whether any information with regard to the gravel mining legislation in the state house, which was threatening to remove the oversight of local governments, had crossed his desk. He replied that he had not seen any new information and would keep the commission apprised should he receive any.

IX. Additional Public Comment:

No public comment was offered.

X. Adjournment:

Meeting was adjourned at 8:27 PM.

Minutes By:

Patricia McNeilly - Secretary