

VEVAY TOWNSHIP
PLANNING COMMISSION
Public Hearing/Regular Meeting
Wednesday, July 7, 2021
MINUTES
Vevay Township Hall – 6:30PM
In-Person Meeting

I. **Call to Order:**

Meeting was called to order by Chair Minster at 6:33PM.

Present: Minster, Cady, Ross, Winters, Anderson, McNeilly

Others Present: Chris Lewis, Treasurer, John Lazet, Supervisor, David Revore, Legal Counsel.

II. **Pledge of Allegiance:**

Everyone in attendance participated in the Pledge of Allegiance.

III. **Recess to Public Hearing regarding:**

A. Review Ordinance Amendment for Section 15.05, Landscaping Requirements:

Chair Minster asked for a motion to recess to a public hearing regarding Ordinance Amendment 15.05, Landscaping Requirements.

At 6:35 a MOTION was made by McNeilly, SECONDED by Winters, to recess to a public hearing. MOTION carried 6-0.

B. Public Comment – Ordinance Amendment 15.05 Only:

No public comment regarding the ordinance amendment was offered.

IV. **Adjournment of Public Hearing and Recommencement of Regular Meeting.**

MOTION by Cady, SECONDED by Ross, to adjourn public hearing and recommence regular meeting. Motion carried 6-0.

V. **Set/Amend Agenda**

No amendments to the agenda were presented.

VI. **Approval of Minutes – Regular Meeting 6-9-2021**

MOTION by Cady, SECONDED by Anderson to approve the minutes as submitted. Motion carried 6-0.

VII. ***Brief Public Comment:**

Resident, Bill Diamond, inquired why the revision to the zoning ordinance for landscaping requirements was necessary and wondered what exactly had changed. Chair Minster commented that from time to time, ordinances are updated to align them with township goals and planning. Trustee McNeilly further added that the previous zoning ordinance language seemed cumbersome and that the planning commission hoped to make the ordinance more concise and user friendly for township residents. Mr. Diamond was provided a copy of the revised ordinance language by Supervisor Lazet.

VIII. Reports/Information:

- A. June 2021 Building Report
- B. June 2021 Zoning/Enforcement Report

The June Building Report and Zoning/Enforcement Report were provided to the planning commission for informational purposes. Supervisor Lazet was present to answer any questions of the commission with regard to these reports. The commission had discussion with regard to properties with excessive debris, particularly unlicensed non-running vehicles and scrap metals. Commissioner Anderson commented that she knew of a scrap metal collector and offered to provide the township office with their name and number in the event there was interest by township residents.

IX. Pending Business:

A. Ordinance Amendment for Section 15.05, Landscaping Requirements

Upon reviewing the ordinance amendment 15.05 which was prepared for approval, it was noted by Winters that the document did not include some language previously approved by the planning commission at the June meeting, McNeilly concurred. A discussion ensued which concluded that the version being reviewed was a prior version and not the intended version. Attorney Revore provided guidance on correcting the language and advised that the ordinance amendment could be approved by the planning commission for recommendation to the Board of Trustees, as amended.

Chris Lewis who had worked with Attorney Revore on creating the draft language for approval, noted the verbiage changes in the draft copy of the document and indicated that he would provide a copy to all commissioners for review.

MOTION by Anderson, **SECONDED** by McNeilly, to recommend to the Board of Trustees, adoption of zoning ordinance amendment 15.05, as amended on July 7, 2021.

B. Accessory Main Buildings Proposed Amendment

The commission continued its review and drafting of ordinance amendment 3.09 Accessory and Main Buildings. Discussion with regard to temporary sale of merchandise took place. The commission agreed that any language limiting temporary sale of merchandise should explicitly exclude seasonal agricultural roadside stands. The commission agreed that the ordinance amendment nearly ready to be forward to legal counsel for review and drafting. Chris Lewis will provide an updated revision of the document to all commissioners for review prior to the next regular meeting in August.

C. Master Plan Update / Conclusion of Review (no enclosures)

A sub-committee comprised of commissioners Minster, Cady and Anderson, concluded that due to the extensive review and revision to the master plan in 2016, and upon reviewing the guidelines for review within the master plan on page 5-10,

very few revisions were necessary at this five-year review in 2021. Likely some data from the 2020 census could be updated when the information becomes available.

D. Zoning Ordinance Possible Amendments (bring previously distributed material)

The commission will review a previously drafted list of possible zoning ordinance amendments to determine what sections within the zoning ordinance should be reviewed and updated next. A recommendation to review home occupations, potentially with regard to medical marijuana, was made. Chair Minster commented that perhaps a special meeting could be held for the purpose of discussing this topic. He indicated that perhaps Attorney Revore's attendance would be helpful. Chair Minster will discuss the matter with Supervisor Lazet and advise the planning commission members accordingly.

X. Any Other Business:

No other business was offered.

XI. Additional Public Comment:

No additional public comment was offered.

XII. Adjournment:

Meeting was adjourned at 8:40PM.

Recorded by:

Patricia McNeilly-Secretary