

DRAFT

**VEVAY TOWNSHIP
PLANNING COMMISSION
Regular Meeting
Wednesday, September 8, 2021
Vevay Township Hall–6:30 p.m.
517-676-9523
MINUTES
In-Person Meeting**

I. Call to Order

Chair called the meeting to order at 6:30pm.

Members present: Ross, Anderson, Winters, Minster, Cady and McNeilly.

Absent: None

Others present: Chris Lewis, Treasurer; John Lazet, Supervisor.

II. Pledge of Allegiance

All present joined in the Pledge of Allegiance.

III. Set/Amend Agenda

There being no amendments to the agenda, MOTION Anderson, SECONDED by Ross to accept the agenda as presented. MOTION carried 6-0.

IV. Approval of Minutes: Regular Meeting 8-4-21

No amendments were offered to the minutes. MOTION Cady, SECONDED by Anderson to approve the minutes as presented. MOTION carried 6-0.

V. *Brief Public Comment

No public comment was offered.

VI. Reports

A. August 2021 Building Report

B. August 2021 Zoning/Enforcement Report

C. Board of Trustees Minutes 7-14-21 (distribution only)

August 2021 Building Report, Zoning/Enforcement Report and Board of Trustees Minutes from 7/14/21 provided to the Planning Commission for information only and are on file with the township office.

VII. Pending Business

A. Update on Ives Road Gravel Mining Operation SLU (no enclosures)

Resident, Bob Lyon, introduced himself as the owner of a property on Ives Road which has been the site of gravel mining operations for several years. An SLU permit which exists on the property will be up for renewal in May 2022. Mr. Lyon updated the Planning Commission on his intentions to discontinue mining at the location. Mr. Lyon shared that he did not have any plans to develop the property into a residential subdivision. He further indicated that he had been working with the local unit of the National Wildlife Federation and planned for the property to remain as a wildlife sanctuary for Osprey and Eagles that were present in the area.

John Warvel, who has been the mining operator at Mr. Lyon's site for several years, also addressed the Planning Commission regarding stockpiled materials on site

which would still be available for sale. Mr. Warvel indicated that he planned to have all materials moved by the end of 2022. When asked about any crushing operations, Mr. Warvel indicated that there still may be some crushing of larger materials, however that this activity would be minimal. Mr. Warvel was asked about any potential mining operations at the property adjoining the Lyon property, owned by the Darling family, to which he replied the mine was fully exhausted of material and that there had not been any mining there in a few years. Mr. Warvel asked the Planning Commission about the possibility of being granted an extension of the current SLU, through the end of year 2022, rather than having to apply for a five-year renewal of the expiring SLU. Mr. Warvel believed that this extension of 6-7 months would allow him the time needed to remove the remaining stockpiled materials.

The Planning Commission pointed out that the current ordinance chapter 21, Mining, required a reclamation and rehabilitation plan prepared by a professional engineer or registered landscape architect. The ordinance also includes a requirement for an annual mining inspection report to be completed by the Vevay Township Zoning Administrator. Due to the separation of Vevay Township Zoning Administrator, David Vincent, from the township, this report for 2021 had not been completed. Vevay Township Supervisor, John Lazet, was present and offered to work with Mr. Warvel to complete the annual report, as well as to review any items deemed required by the Planning Commission for consideration of a possible SLU extension.

The Planning Commission advised Mr. Warvel to re-visit them at a future meeting for the purpose of outlining his plans and the necessity for an SLU extension.

B. Accessory Main Buildings Proposed Amendment (bring previously distributed materials)

A draft ordinance amendment prepared by Vevay Township attorney, David Revore, with regard to section 3:09, Accessory Buildings and Structures, was reviewed by the Planning Commission in preparation of scheduling a public hearing. During review of the draft language, Planning Commission members found that clarification in some of the language was needed to make intentions clearer and more concise. Discussion ensued with regard to the applicability of the ordinance to accessory structures in all zoning districts, specifically business (B1 and B2), industrial (M-1) and agricultural zoning districts. Current ordinance language in all but the industrial district (M-1) includes a reference for inclusion of ordinance section 3:09. The Planning Commission felt additional time was needed to review each of these zoning districts more thoroughly. Members agreed to re-visit the matter at the next regular meeting of the Planning Commission. Therefore, no public hearing was scheduled.

C. Home Occupations Proposed Zoning Amendment (to be distributed at meeting)

Commissioner McNeilly provided materials to each member and provided a brief outline of previous Planning Commission discussions with regard to small scale home occupations. Current ordinance requirements seem to be extremely

cumbersome for approving some home occupations. She asked that members review the material for discussion at the next Planning Commission meeting. Chair Minster added that a sub-committee could be formed to research possible changes to the current ordinance.

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

No further discussion with regard to new ordinance amendments took place.

VIII. Any Other Business

No other business was presented.

IX. Additional Public Comment*

A resident expressed appreciation for the Planning Commission's work.

X. Adjournment

Meeting adjourned at 9:07 PM.

Patricia McNeilly, Secretary