

**VEVAY TOWNSHIP
PLANNING COMMISSION
Public Hearing/Regular Meeting
Wednesday, February 9, 2022
Vevay Township Hall–6:30 p.m.
517-676-9523
MINUTES**

I. Call to Order

Meeting was called to order by chair Ross at 6:30PM.

PRESENT: Cady, McNeilly, Ross, Winters. ABSENT: Anderson, with notice.

(Two positions on the Planning Commission remain open.)

Others present: Chris Lewis, Treasurer, John Lazet, Supervisor, David Revore, Attorney, Three residents.

II. Pledge of Allegiance

Everyone present participated in the Pledge of Allegiance.

III. Set/Amend Agenda

MOTION McNeilly, **SECONDED** by Cady to accept the agenda as presented.
MOTION carried 4-0.

IV. Recess to Public Hearing regarding:

A. *Review Ordinance Amendment for Sections 2.02, 3.04, 3.09, 3.15 and 9.03 on Accessory Main Buildings*

B. *Public Comment – Amendment Only*

MOTION Ross, **SECONDED** by McNeilly, to Recess to Public Hearing at 6:39PM.
Motion carried 4-0.

Chair Ross briefly outlined zoning changes in ordinance amendments 2.02, 3.04, 3.09, 3.15 and 9.03 for Accessory Main Buildings. No comment from the public was offered. Supervisor Lazet commended the commission for their work on the ordinance amendments and shared that he had conversation with residents who were in favor of the revisions made.

V. Adjournment of Public Hearing and Recommencement of Regular Meeting

MOTION McNeilly, **SECONDED** by Winters, to Adjourn Public Hearing and recommence with regular meeting at 6:46PM.

Motion carried 4-0.

VI. Approval of Minutes: Regular Meeting January 5, 2022

MOTION Cady, **SECONDED** by Winters, to approve minutes as presented.

Motion carried 4-0.

VII. *Brief Public Comment

No public comment was offered.

VIII. Reports/Notice

A. Revised December 2021 Building Report

B. January 2022 Building Report

C. January 2022 Zoning/Enforcement Report

D. Board of Trustees Minutes 12-15-21 (distribution only)

E. Notice of Intent to Prepare a Master Plan Amendment by the City of Mason

Reports A-E were presented to the commission for information only. All reports are on file at the Vevay Township Office.

The commission did inquire about a continued joint planning commission between City of Mason and Vevay Township. Supervisor Lazet indicated that he was not aware of any intended joint commission.

IX. Pending Business

A. Discussion re: Ordinance Amendment for Sections 2.02, 3.04, 3.09, 3.15 and 9.03 for Accessory Main Buildings

The commission's review of the draft ordinance amendments did not result in any further revisions.

MOTION Cady, **SECONDED** by McNeilly, to recommend the ordinance amendments to the Board of Trustees for approval. Motion carried 4-0.

B. Site Plan Review Request re: Ground Mount Solar Array, Section 3.27(A) @ 2323 Hawley Road, Mason MI

The Commission received an application for Site Plan, #22-01, for the installation of a ground mount solar array at the captioned location. Supervisor Lazet, acting as interim Zoning Administrator, had completed a thorough review of the application and applicable zoning ordinance(s) and provided the commission with his review notes.

Erica Larsen of The Green Panel Inc., was present to discuss the planned solar installation. With the assistance of Supervisor Lazet, a visual slide show allowed commissioners to better visualize the site of installation. A complete application and site plan provided by the property owner were found to meet all conditions outlined in zoning ordinance Chapter 3, Section 3.27 (A) Small Solar Energy Systems (SSES), items 1-4.

MOTION Winters, **SECONDED** by Cady to approve the application and site plan for the installation of a Small Solar Energy System at 2323 Hawley Road, Mason, Michigan. Motion carried 4-0.

C. Special Land Use Request re: Small WECS, Section 16.06 (QQ) @ 2394 Rolfe Road, Mason, MI

The Commission received an application for Special Land Use, #22-02, for a proposed WECS (Wind Energy Conversion System) to be installed at the captioned property. Supervisor Lazet, acting as interim Zoning Administrator, had completed a review under Chapter 16, Special Uses, Section 16.06 (QQ) addressing Small Wind Energy Conversion Systems, and provided his notes.

The property owner, Roger Cargill, was present and provided several documents pertaining to the installation. Mr. Cargill explained that the purpose of installing the Windmill Aeration System was to assist his neighbor in providing aeration to a pond on the adjoining neighbor's property at 2350 Rolfe Road. The windmill would however, be installed on Mr. Cargill's property, with an air line traveling underground to the neighbor's pond. A letter of support, written by the neighbor, Rosanne Fry, cited her knowledge and permission for the installation.

Upon discussing the type of windmill aeration system Mr. Cargill was proposing and

reviewing the product material provided, the commission arrived at the decision that this particular type of system was not a WECS, as it would not be generating electricity, and therefore, did not coincide with the ordinance guidelines under section 16.06 (QQ).

The Commission advised Mr. Cargill that the type of installation he was proposing would fall within the guidelines under Chapter 3, General Provisions, Section 3.09, Accessory Structures. Mr. Cargill was directed to contact Supervisor Lazet to complete a building permit application.

D. Master Plan Update (no enclosures)

The Commission asked for direction from Supervisor Lazet in formatting the Master Plan review findings to be provided to the township office for updating.

Supervisor Lazet asked that the sub-committee provide a written punch list of the Items being recommended for change. The subcommittee consisting of Cady and Anderson will provide the information to Supervisor Lazet.

E. Home Occupations (bring previous distributed materials)

Trustee McNeilly asked the commission to review previously distributed materials and to reach out to her independently with any suggestions regarding home occupations. McNeilly will provide a draft document at the next regular meeting for review and discussion.

X. Any Other Business

No other business was presented.

XI. Additional Public Comment*

One audience member commended the commission on its work.

XII. Adjournment

Meeting was adjourned at 7:36PM.

Patricia McNeilly, Secretary