

**VEVAY TOWNSHIP
PLANNING COMMISSION
Regular Meeting
Wednesday March 1, 2023
Vevay Township Hall–6:30 p.m.
517-676-9523
MEETING MINUTES**

I. Call to Order

Meeting called to order by Chair Ross at 6:30pm.

Present: Ross, Pinkerton, McNeilly, Cady and VanDeventer.

Absent: Anderson (with notice).

Others Present: Two representatives of Ranger Power; John Lazet, Supervisor; Aaron Bardon, Zoning Administrator; One township resident.

II. Pledge of Allegiance

Everyone present participated in the Pledge of Allegiance.

III. Set/Amend Agenda

Chair Ross asked that minutes of Planning Commission meeting 1/4/2023 be added to item IV for review of the AMENDED draft minutes.

MOTION McNeilly, Seconded by Cady to approve the agenda as amended.

Motion carried 5-0.

IV. Approval of Minutes:

Public Hearing/Regular Meeting 12-7-2022

Cady requested a correction to the AMENDED DRAFT minutes to reflect McNeilly made the MOTION under IX. Pending Business as follows:

- A. Meeting Dates for 2023 - Correction: Schedule Meeting Dates for 2023. MOTION by McNeilly to rescind the MOTION from 11/9/22 to set the meeting dates for 2023, SECONDED by VanDeventer. Motion carried 6-0.

MOTION Cady, Seconded by Pinkerton, to approve 12/7/22 AMENDED DRAFT MINUTES, as amended 3/1/23. MOTION carried 5-0.

New amended 12/7/22 minutes are appended to March Minutes.

Public Hearing/Regular Meeting 1/4/2023

MOTION Ross, Seconded by McNeilly, to approve 1/4/23 AMENDED minutes presented, to include proposed amended ordinance language for Chapter 3, Sections 3.09 and 3.17 appended to the minutes. MOTION carried 5-0.

New amended 1/4/23 minutes and draft ordinance appended to March minutes.

Regular Meeting 2/8/23

Request by Chair Ross to correct Others Present, to reflect Leslie Township Planning Commission Chair, Kevin Weber in place of Leslie Township Supervisor.

MOTION Pinkerton, Seconded by McNeilly, to approve the 2/8/23 minutes as amended.

MOTION carried 5-0.

AMENDED 2/8/23 minutes appended with March minutes.

V. *Brief Public Comment

No Public comment was offered.

VI. Reports & Announcements

- A. February 2023 Building Report (TBD at the meeting)

- B. February 2023 Code Enforcement Report (TBD at the meeting)

- C. Board of Trustees Minutes 2-7-2023 & 2-15-2023 (distribution only)

Reports presented for information only to the Planning Commission. All reports are on file in the Vevay Township office.

VII. Pending Business

A. Large Solar Energy Systems (LSES) Proposed Amendment (no enclosure)

The Planning Commission at its February meeting was directed by the Vevay Township Board of Trustees to revisit the draft language for amendment of Vevay Township Zoning Ordinance Chapter 3, Section 3.27, Solar Energy Systems, which was submitted for the Board's review in January. The board asked the commission to review the language with consideration given to agricultural preservation, in accordance with a 2015 Master Plan Survey, in which residents resoundingly voiced their desire to preserve rural character in the township.

Commissioner Pinkerton presented a slideshow, demonstrating definitions of rural character, which included an MSU study by Dennis Probst, offering guidance for maintaining rural character.

Supervisor Lazet shared that during a conversation with Stacy Byers of the Ingham County Farmland and Open Spaces Preservation Program, it was indicated that solar development would not be allowed on parcels enrolled in the program.

In an effort to preserve open space and agricultural land, setback requirements for solar development were discussed. A recommendation to change the previously drafted setbacks of,

- 100 feet from all non-participating lot lines and public road right-of-ways.
- 200 feet from all non-participating existing residences

were recommended to be amended to 450 feet for both situations. Additionally, the commission discussed preservation of top soils and mature woodlands.

Further discussion included the possibility of creating a solar overlay district which would provide guidance for potential future solar developments.

The sub-committee will review recommendations made during this meeting to develop new draft language for review at the April meeting of the Planning Commission.

B. Large Wind Energy Conversion Systems (WECS) Proposed Zoning Ordinance Amendment, Section 16.06 (PP)

Tabled for future discussion.

C. Home Occupations (bring previously distributed materials)

Commissioner McNeilly provided a brief update. Work on this ordinance amendment was tabled for future discussion.

D. Other Possible Zoning Ordinance Amendments (no enclosure)

No additional zoning ordinance amendments presented at this time.

VIII. Any Other Business: No other business presented.

IX. Additional Public Comment*

Representative of Ranger Power thanked the commission for its work on the solar ordinance. It was requested that perhaps the commission could provide language for consideration of lesser setbacks on rural roadways without residences by the planning commission.

X. Adjournment: MOTION by Ross, Seconded by Cady to adjourn the meeting at 9:02pm.

Respectfully,

Patricia McNeilly, Acting Secretary