

**VEVAY TOWNSHIP
PLANNING COMMISSION
Regular Meeting
Wednesday April 5, 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 6:30 PM
Present: Ross, Pinkerton, Anderson, McNeilly, Cady, and VanDeventer
Absent: None
Others Present: A representative of Ranger Power; John Lazet, Supervisor; Aaron Bardon, Zoning Administrator; David Revore, Legal; Karla Ruest, Ingham County Commissioner; 4 township residents.
- II. Pledge of Allegiance:** All present participated in the Pledge of Allegiance
- III. Set/Amend Agenda**
Amend to add Notice of availability of Mason Draft Master Plan to section VI.
Cady MOTIONED to set the agenda as amended. Pinkerton SECONDED.
MOTION Carried 5-0 (McNeilly not available)
- IV. Approval of Minutes:** Regular meeting of 3-1-2023
MOTION BY Pinkerton, Seconded by VanDeventer, to approve the 3/1/23 minutes as presented. MOTION carried 5-0 (McNeilly not available).
- V. *Brief Public Comment**
A Vevay township resident commented on his desire to only allow a small solar array to see how effective they are. He doesn't believe Vevay Township should provide the land to provide any more power than what would be utilized by Vevay.
- Township Supervisor, John Lazet, provided a memo in which he proposed that we consider adjusting Sec. 16.06 (A) Agricultural Service Establishment to include verbiage to focus Agricultural Service Establishments into the 127 Corridor. (See included Memo)
- Township Supervisor, John Lazet, provided a memo in which he highlighted that John Fisher has an SLU mining permit which expires on 10-12-23. He will need to be on the Planning Commission agenda for May, 2023 in order to request an extension. (See included Memo)
- VI. Reports & Public Notice**
- A. Public Hearing Notice from Delhi Charter Township Planning Commission
Re: 2023 Master Plan Amendment
 - a. Public Hearing planned for April 24, 2023 at 6:30 at Delhi Charter Township Community Service Center
 - B. Notice of availability of Mason Draft Master Plan
 - C. March 2023 Building Report
 - D. March 2023 Code Enforcement Report
 - E. Board of Trustees Minutes 3-15-2023 & 3-23/24-2023 (distribution only)

- a. Comment of concern that \$15.50/hour compensation for the Office Administrator is not going to attract a competent applicant.

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
Addition of requirement to have a bond for engineering services. (2J?)
Adjustments to the Setback requirement
Discussed overlay of sections 19, 20, 30, 29, 31, and 32 as areas to allow LSES. The Planning Commission decided to restrict LSES to section 31 (north of Plaines, south of Barnes, west of Tuttle, and east of College Roads) only, with the potential to expand at a later date.
Stipulations were made for when screening should be installed around a LSES in Section 16.06:
Section 2(k) Earthwork: added language that on site soil moved as part of the project be added into the site plan for approval by the Planning Commission.
Section 5(i): Discussed possible requirement to not cut any solitary tree diameter of 12" or more, but determined this was not to be included.
Setbacks which could be used as CRP (Conservation Reserve Plan) ground, area must be maintained.
- B. Large Wind Energy Conversion Systems (WECS) Proposed Zoning Ordinance Amendment, Section 16.06 (PP)
Tabled until May meeting.
- C. Home Occupations (bring previously distributed materials)
Tabled until May meeting.
- D. Other Possible Zoning Ordinance Amendments (no enclosure)
Tabled until May meeting.

VIII. Any Other Business: No other business presented.

IX. Additional Public Comment*

Vevay Township resident cautioned that calling out a 12" diameter dimension for trees to be removed for a LSES may not work well because there are often much larger diameter trees which are hollow inside and should actually be removed for safety.

Vevay Township resident suggested we look at the CRP ground requirements for requirements of the setbacks of an LSES.

The representative from Ranger Power suggested a cash escrow account may be easier than a bond.

- X. **Adjournment:** MOTION by Anderson, SECONDED by Pinkerton to adjourn the meeting at 9:03 PM.