

**VEVAY TOWNSHIP
PLANNING COMMISSION
Public Hearing/Regular Meeting
Wednesday, December 7, 2022
Vevay Township Hall–6:30 p.m.
517-676-9523
AMENDED MEETING MINUTES**

I. Call to Order

Meeting was called to order by Chair Nate Ross at 6:32 PM

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

Absent: None

Others present: John Lazet, Supervisor, Tucker Atkinson from Ranger Power, and Resident of Vevay Township

II. Pledge of Allegiance

All present participated in the Pledge of Allegiance.

III. Set/Amend Agenda

MOTION made by Cady, SECONDED by Pinkerton to set the agenda as presented.

MOTION carried 5-0 (McNeilly unavailable for vote)

IV. Recess to Public Hearing regarding:

A. *Review Ordinance Amendment for Sections 2.19, 3.27, & 16.06 on Large Solar Energy Systems (developments over 10 acres)*

B. *Public Comment on Amendment*

Tucker Atkinson voiced appreciation for the detailed work by the Planning Commission to amend this ordinance.

V. Adjournment of Public Hearing and Recommencement of Regular Meeting

VI. Approval of Minutes: Regular Meeting November 9, 2022

MOTION to approve November 9, 2022 Planning Commission meeting minutes as amended (see below) by VanDeventer, SECONDED by Pinkerton.

MOTION carried 5-0 (McNeilly recused)

Amendment 1: Section 2.19 TO, include:

SMALL SOLAR ENERGY SYSTEM (SSES): A solar energy system intended to principally serve a single residential unit or business and which relies on roof mounted and/or ground mounted collection systems that is capable of generating 550 kW or less.
SOLAR COLLECTION PANELS: Panels and tiles comprised of semiconductor devices and typically referred to as photovoltaic cells,

which collect and convert solar energy directly into electricity.
Ground mounted solar collection panels are panels attached to the ground by a pole, metal frame or other similar support structure.

Amendment 2: Include the following motion:

MOTION by VanDeventer, SECONDED by Pinkerton schedule a public hearing at the next regular PC meeting to eliminate Section 3.09 (D).

Section 3.09 (D) Breezeways

D. "When the distance between the main building and accessory building is covered by a breeze-way or similar architectural device it then ceases to be an accessory building and becomes part of the main building and must meet the set-backs of the main building."

VII. *Brief Public Comment –

Resident of Vevay Township expressed his gratitude for the Planning Commission board having done a great job revising the Solar ordinance

Email was read aloud from a resident supporting the work of the Planning Commission with the solar energy ordinance.

VIII. Reports & Announcements

- A. November 2022 Building Report
- B. November 2022 Code Enforcement Report
- C. Board of Trustees Minutes 10-12-22 (distribution only)
McNeilly elaborated on the Park Plans and related potential grants

IX. Pending Business

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

Newly Proposed Meeting dates:

January 4, 2023
February 8, 2023
March 8, 2023
April 5, 2023
May 3, 2023
June 7, 2023
July 5, 2023
August 9, 2023
September 6, 2023
October 4, 2023
November 8, 2023
December 6, 2023

MOTION to approve the newly proposed meeting dates for 2023 by Pinkerton, SECONDED by Cady. MOTION carried 6-0

B. Public Hearing on Proposed Large Solar Energy Systems (LSES) Zoning Ordinance Amendment

- De minimis changes:
 - Definition of LSES and SSES – change “is” to “are”
 - 16.06 2.a.iii: Add “if consistent with required setbacks and other requirements”
 - 16.06 1- change District to districts
 - 16.06 2.j.i.C make capitals lower case for solar array, photovoltaic devices, and abandoned.
 - 16.06 3.a. add “the” between “in” and “ordinance”
 - 16.06 5.a. make “solar array” lower case
 - 16.06 5.c. spell out Safety Data Sheets (SDS) for all...
 - 16.06 5.c. remove SDS from list “cleaning agents, SDS, frequency and use of”
 - 16.06 6.a. change “width” to “depth”
 - 16.06 6.f. Replace “Adhere to” sentence with “Parcels subject to PA 116 agreements must meet any special vegetation and maintenance requirements
 - 16.06 6.g. Change “one-half (1.5) times” to “150% of”

MOTION to recommend to the Vevay Township Board of Trustees the adoption of: AN ORDINANCE TO AMEND ORDINANCE NO. 68, THE VEVAY TOWNSHIP ZONING ORDINANCE, AND SPECIALLY TO AMEND CHAPTER 2, SECTION 2.19 DEFINITIONS - S.; TO AMEND CHAPTER 3, SECTION 3.27, SOLAR ENERGY SYSTEMS; TO AMEND CHAPTER 16 SPECIAL LAND USES TO ADD SECTION SS LARGE SOLAR ENERGY SYSTEMS (LSES) TO SECTION 16.06 SPECIFIC SPECIAL LAND USE STANDARDS; TO ESTABLISH PENALTIES AND LEGAL PROCEEDINGS; TO REPEAL ANY ORDINANCES IN CONFLICT THEREOF; AND TO PROVIDE AN EFFECTIVE DATE HEREOF.

by McNeilly, SECONDED by Pinkerton. MOTION Carried 6-0

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

Subcommittee formed: Pinkerton, Cady, and Ross

D. Other Possible Zoning Ordinance Amendments (no enclosure)

X. Any Other Business

Due to the inability to have properly drafted amendments for Section 3.09 and 3.17, there was no public hearing for Section 3.09 and Section 3.17 tonight.

MOTION by Pinkerton to schedule a public hearing at the January 4, 2023 Planning Commission meeting to review:

AN ORDINANCE TO AMEND ORDINANCE NO. 68, THE VEVAY TOWNSHIP ZONING ORDINANCE, AND SPECIALLY TO AMEND CHAPTER 3, SECTIONS

3.09, AND 3.17(C); TO REPEAL ANY ORDINANCES IN CONFLICT THEREOF;
AND TO PROVIDE AN EFFECTIVE DATE HEREOF.

Motion SECONDED by Cady.

MOTION carried 6-0

XI. Additional Public Comment

No public comment.

XII. Adjournment

MOTION by Cady to adjourn, SECONDED McNeilly. Adjourned at 8:44