

**VEVAY TOWNSHIP  
PLANNING COMMISSION  
Regular Meeting  
Wednesday, May 6, 2026  
Vevay Township Hall–6:30 p.m.  
517-676-9523  
MEETING MINUTES**

**I. Call to Order**

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

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

Absent: Ross, with notice

Others Present: John Lazet, Supervisor; Aaron Barden, Zoning Administrator; and Cindy Dodge, Consultant; Four (4) interested community members from Vevay Township.

**II. Pledge of Allegiance**

All present participated in the Pledge of Allegiance

**III. Set/Amend Agenda**

McNeilly MOTIONED to accept the agenda as presented. Cady SECONDED.

MOTION carried 5-0

**IV. Approval of Minutes:**

MOTION by McNeilly SECONDED by VanDeventer, to approve the Special Meeting on 4/15/26 minutes as presented. MOTION carried 5-0

**V. Brief Public Comment**

A Township resident wanted to take the opportunity to thank the Vevay Planning Commission for professionalism and effort in working towards an ordinance pertaining to datacenters.

**VI. Reports & Public Notice**

A. May 2026 Building Report

B. Board of Trustees Draft Minutes 4/8/26

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

**VII. Pending Business**

A. Master Plan discussion

1. Housing (PA153 of 2024 and additional pending laws)

a. Promote a range of housing types, costs, affordability, attainability, ages, and other characteristics) including

single- and multiple-family dwellings) to serve a diverse population (MCL 125.3807(2)(d)(ix)).

- i. Need to take credit for what we already have in our master plan. John will send Cindy new residential construction permits for the past 5 years.
- b. Include an assessment of the community's existing and forecasted housing demands, along with strategies and policies for addressing those demands (MCL 125.3833(2)(e)).
  - i. Use the census and building permits to create a more granular table of housing type and growth.

2. Future Land Use Map

- a. The legend of the map does not match with the Districts Established in the Vevay Township Zoning Ordinance.

**SECTION 4.01 DISTRICTS ESTABLISHED**

To carry out the purpose of this ordinance, Vevay Township is hereby divided into the following districts:

"A-1"	Agricultural
"R-1A"	Rural Residential
"R-1B"	Low Density Residential
"R-M"	Multi-family Residential
"M-H"	Manufactured Home Community
"B-1"	Local Business
"B-2"	Highway Service
"M-1"	Limited Industrial
"FO"	Floodplain Overlay
"PUD"	Planned Unit Development
"AO"	Airport Hazard Overlay

- b. Cindy will give the PC feedback on pros and cons of the future land use map aligning with the zoning map.

B. Various Zoning Ordinance issues – Supervisor Lazet

1. Solar Farm – developer is in negotiations with the state, which should complete by the end of the month.
2. Page 8-2 List of Table Uses: Banquet Hall is on the list of allowable uses for the business district, not the agricultural district.
3. Page 9-2 List of Table Uses: Indoor Recreational is listed as SLU in industrial zone. Question – Should Outdoor Recreational be added to the list and should it be Permitted or SLU?
4. Communication Tower SLU application may be coming. Need to review applicable sections:
  - a. Section 3.26 – Page 3-12 Specified wireless communication facilities as a permitted use
  - b. Section 16.06 (OO) Page 16-21 Wireless communication towers not part of federally licensed amateur radio station

C. Discussion of drafting a proposed data center ordinance:

1. Daniel will meet with a sound expert to ask questions about low frequency sound and Tonal measurements, for answers next week.
2. Community Benefits Fund – Supreme Court has deemed it unconstitutional for a municipality to require funding from the landowner for approval to build.

3. Emergency Generator Testing frequency: According to NFPA 110 standards, emergency generators must be tested monthly for at least 30 continuous minutes. The test must be performed under an actual load (at least 30% of the generator's nameplate rating or sufficient to meet manufacturer exhaust temperatures) to ensure the system works during an outage. Commissioner Anderson recommends that we require all engines meet a minimum of EPA Tier 3 plus Diesel Particulate Filter (DPF) to meet EPA Tier 3 emission levels at all engine speed and load capabilities (not an average over time and variable settings) and absolutely no Auxiliary Emission Control Devices (AECD) be allowed to enable any engine to run without the required emission aftertreatment operating properly. All engines should be emission tested annually with a calibrated gas analyzer. No banking, averaging, or trading emission results are allowed; each engine must meet emission targets individually.

**VIII. Any Other Business**

None

**IX. Additional Public Comment**

No additional public comments.

**X. Adjournment**

MOTION by McNeilly, SECONDED by Anderson, to adjourn the meeting at 8:33 PM.

  
Ginette Anderson, Secretary

