

**VEVAY TOWNSHIP  
PLANNING COMMISSION  
Public Hearing/Regular Meeting  
Wednesday January 10, 2024  
Vevay Township Hall–6:30 p.m.  
517-676-9523  
MEETING MINUTES**

**I. Call to Order**

Meeting called to order by Chair Ross at 6:31 PM

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

Absent: None

Others Present: John Lazet, Supervisor; Aaron Barden, Zoning Administrator; Doug Sheridan; and four Township Residents

**II. Pledge of Allegiance**

All present participated in the Pledge of Allegiance

**III. Set/Amend Agenda**

McNeilly MOTIONED to set the agenda as presented. Pinkerton SECONDED.

MOTION carried 5-0 (VanDeventer not available).

**IV. Recess to Public Hearing at 6:32 PM regarding:**

A. *Review Special Land Use Application SLU 134*

B. *Public Comment*

*Question from township resident about the terminology “harmonious character to adjacent” because the current adjacent property is not as well maintained as he would like.*

*Question about fence, which was confirmed to be on the north side of the property.*

*Question about intended lighting, which was confirmed would be intended to face north only in the future.*

*Confirmation of type of equipment being at least 75% agricultural equipment, but not limited to all agricultural equipment.*

*Confirmed that the hours of operation are intended to be 8:00-5:00 Monday-Friday.*

**V. Adjournment of Public Hearing and Recommencement of Regular Meeting at 6:51 PM**

**VI. Approval of Minutes: Regular Meeting of 12-6-2023**

MOTION by McNeilly, SECONDED by Pinkerton, to approve the 12-6-2023 minutes as presented. MOTION carried 6-0.

**VII. Brief Public Comment**

**John Lazet has an update from Leslie’s Large Solar Energy System ordinance**

**VIII. Reports & Public Notice**

A. December 2023 Building Report

B. December 2023 Code Enforcement Report

C. Board of Trustees Minutes 12-13-23 & 12-21-23

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

## **IX. Pending Business**

- A. SLU 134.0 Application – Agricultural Service Establishment
  - i. Name « Sheridan Auction » must be changed to South Yard LLC on all documents
  - ii. Section 5.03 A all conditions met
  - iii. Section 5.03 B -1 condition met, -2 not applicable, -3 condition met
  - iv. Section 14.03 B – condition met
  - v. Section 14.03 C
    - 1. Unable to find a seal or PE number on the Wolverine site map (initials of PE are in the title block)
    - 2. Pole sign not currently in place but will meet signage ordinance prior to installation
    - 3. Nothing on site plan indicates where lighting may be installed in the future
  - vi. Section 16.03 A 1 Basis of Determination – Planning Commission
    - 1. Verbiage « maintained in a manner harmonious with the character of adjacent property and the surrounding area » may need to be reviewed by the Planning Commission in the future to alleviate the ambiguity.
  - vii. Section 16.03 (A) 2, 3, 4, 5, and 6 – Conditions met
  - viii. Section 16.06 (A) Agricultural Service Establishment
    - 1. 1 – Condition met
    - 2. 2 & 3 N/A see 9
    - 3. 4 - 9 Conditions met

MOTION by McNeilly, seconded by VanDeventer to recommend approval to the Board with the following conditions :

- 1. Placement of exterior lighting will be such that the intensity and direction of lighting will not allow illumination to extend past the property line and shall meet Section 15.04.
- 2. In the event a public address system is intended to be in use, applicants will make every reasonable effort to direct the amplified sound away from residences abutting the parcel for special land use.
- 3. Hours of operation shall be within: 8 :00 AM -7 :00 PM Monday through Friday and 9 :00 AM -7 :00 PM Saturday and Sunday
- 4. A spill recovery kit shall be on site for fuel or other fluids from equipment.

MOTION approved 6-0

## **B. Adoption of Annual Report for 2023**

MOTION by McNeilly and SECONDED by Cady to accept Annual Report for 2023.

## **C. Possible Zoning Ordinance Amendment (bring Lazet memo on kennels)**

Sub-committee of Nate Ross, Ginette Anderson, and Jack Cady to review our Kennel ordinance.

D. Home Occupations (bring previously distributed materials)  
David Revore suggested including some limits to growth.

**X. Any Other Business**

**XI. Additional Public Comment**

John Lazet reported that Leslie adopted their new Large Solar Energy System ordinance. Leslie dropped the allowable percentage of their township to 1% in the adopted ordinance.

**XII. Adjournment**

MOTION by Anderson, SECONDED by Pinkerton, to adjourn the meeting at 8:53 PM.

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Ginette Anderson, Secretary