

**VEVAY TOWNSHIP
PLANNING COMMISSION
Regular Meeting
Wednesday May 3, 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: John Lazet, Supervisor; Aaron Bardon, Zoning Administrator; David Revore, Legal; John Fisher, Anderson Fisher Construction; 2 Township residents.

II. Pledge of Allegiance

All present participated in the Pledge of Allegiance.

III. Set/Amend Agenda

Anderson MOTIONED to set the agenda as presented. McNeilly SECONDED.
MOTION Carried 6-0

IV. Approval of Minutes: Regular Meeting of 4-5-2023

MOTION BY VanDeventer, Seconded by McNeilly, to approve the 4/5/23 minutes as presented. MOTION carried 6-0

V. Brief Public Comment

Comment about LSES ordinance from John Lazet:

1. We defined Solar Collection Panels but not Solar Array – Added Solar Array to definitions.
2. The current section 31 is only zoned A-1, however draft ordinance language included M-1, B-1, and B-2 zoning districts, which have been removed.
3. Letter 2-G: add require a drain commission permit – Added permit requirement.
4. Letter 2-J: Suggest \$15,000 fee schedule – added minimum of \$15,000 per Vevay Township Fee Schedule.
5. Section 5-a: Suggest removing verbiage in addition to the 35 feet in height requirement and simplify to only require 35 ft. – Removed additional verbiage as 35 ft. requirement matches for A-1 zone.
6. Section 5-J: Change to “first maximize non-prime farmland” – Changed utilize to maximize.

VI. Reports & Public Notice

- A. Public Review Period, City of Mason Master Plan and Parks Designs (Ends May 26, 2023)
- B. Notice of Adoption Delhi Charter Township 2023 Master Plan
- C. April 2023 Building Report
- D. April 2023 Code Enforcement Report
- E. Board of Trustees Minutes 4-5-23 & 4-12-2023

F. Direct Deposit/Payroll and Township Laptop Updates

G. Michigan Trapshooting Association 2023 Schedule (informational)

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 Ordinance Amendment
 - 1. Review of sub-committee updates to verbiage and placement of requirements along with addition of Solar Array definition resulted in a draft ready for legal counsel review.
 - 2. Pinkerton MOTIONED that we have a public hearing June 7, 2023, on the ~~proposed~~ text of the Large Solar Energy Systems (LSES) Proposed Ordinance Amendment. Cady SECONDED. MOTION carried 5-0 (VanDeventer absent)
- B. Gravel Mining SLU Permit #131.01 Renewal: Start Application Review
 - a. Permit expires October 2023
 - b. Application for permit extension has been submitted.
 - c. Aaron Bardon will review the application and provide information to the Planning Commission at the June 7 meeting.
- C. Agricultural Service Establishments Proposed Ordinance Amendment, Sec. 16.06(A)
 - a. John Lazet will send memo to legal counsel for review.
- D. Large Wind Energy Conversion Systems (WECS) Proposed Ordinance Amendment, Section 16.06 (PP). Tabled to future meeting.
- E. Home Occupations
 - a. Sub-committee requested that all Commissioners look at the ~~lists~~ table of SLUs in all zoning districts so that all potential uses be included.
- F. Other Possible Zoning Ordinance Amendments

VIII. Any Other Business

No other business presented.

IX. Additional Public Comment

No public comment.

X. Adjournment

MOTION by McNeilly, SECONDED by Pinkerton to adjourn the meeting at 9:03 PM.

Ginette Anderson, Secretary