

**VEVAY TOWNSHIP  
PLANNING COMMISSION  
Regular Meeting and Public Hearings  
Wednesday July 5, 2023  
Vevay Township Hall–6:30 p.m.  
517-676-9523  
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; John Fischer, Anderson Fischer Construction; and 4 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. Cady SECONDED. MOTION Carried 6-0

**IV. Recess to Public Hearings regarding:**

A. *Gravel Mining SLU Permit #131.01 Renewal*

*Public Comment:*

*Resident of 1475 Kelly Rd. concerned about potential of rock crushing noise as had happened in the past (late 1990's). He also questioned an historic promise which was made to allow neighbors access to the lakes.*

B. *Agricultural Service Establishments Special Land Use Permits, Proposed Zoning Ordinance Amendment, Sec. 16.06(A)*

*Public Comment: No comments*

**V. Adjournment of Public Hearings and Recommencement of Regular Meeting**

**VI. Approval of Minutes:** Regular Meeting of 6-7-2023

MOTION BY Ross, seconded by Pinkerton, to approve the 6/7/23 minutes with spelling of the word “de minimis” corrected. MOTION carried 6-0.

**VII. Brief Public Comment**

No Public Comment

**VIII. Reports & Public Notice**

A. June 2023 Building Report

B. June 2023 Code Enforcement Report

C. Board of Trustees Minutes 6-14-23

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

**IX. Pending Business**

A. Gravel Mining SLU Permit #131.01 Renewal for John Fischer / Majestic Land LLC.

At June 7, 2023 Planning Commission Meeting, Zoning Administrator and Township Supervisor presented a review dated June 7, 2023, of SLU permit 131.1 application for renewal, overviewing Township Ordinance Sections 14, 16, and 21 (see Appendix 1). Commission reviewed analysis at June and July meetings, with the following recommendations:

1. Section 14.03(D) items 1 and 2 may be waived for the currently submitted plan but should be revisited if the mining plan changes.
2. Section 21.03 C – the 5-year review shall be limited to the area being mined, including an amended site plan if warranted, unless operations extend into area not covered by the current application.
3. Pinkerton MOTIONED to exclude the requirement for property line bearings in Section 21.06 B.1, SECONDED by VanDeventer. MOTION carried 6-0.

Zoning Administrator and Township Supervisor presented a memo dated June 30, 2023, recommending sections of Ordinance Section 21.06 be publicly noted and assented to by SLU petitioner (see Appendix 2).

1. Petitioner of SLU, John Fischer, verbally agreed to Section 21.06 as per memo.

Planning Commission discussed the existing special conditions and by consensus, the Commission opted to recommend deleting items #1-4, 7-9, 11-12, 14-15 from the 2018 issue of SLU 131 as most are covered in the updated Section 21 Ordinance. Commission agreed to include the following conditions:

1. Prior to any crushing operations, the Township be provided with a copy of the MDEQ Air Quality Division permit or letter of dismissal;
2. Excavations must only be above the water table, and no mining is to occur below the water table, and no dewatering off site;
3. Fencing shall be maintained around the complete mining area, and no trespassing signs shall be posted every 500 feet;
4. The reclamation bond should be \$10,000 per acre, and a copy of the bond shall be submitted to the Township;
5. Applicant must comply with applicable Federal, State, and Local Ordinances. Any violation may be grounds for SLU revocation as stated in 16.05

Anderson MOTIONED that the Planning Commission recommend to the Board of Trustees the approval of SLU permit 131.01 subject to the planning commission's review of Sections 14, 16, and 21; subject to conditions set forth in these meeting minutes. SECONDED by McNeilly. MOTION carried 6-0.

B. Agricultural Service Establishments Proposed Ordinance Amendment, Sec. 16.06(A)

Township Supervisor Lazet issued a memo on April 5, 2023, suggesting changes to Section 16.06(A). (See Appendix 3)

Suggested amendments to Section 16.06 (A) were reviewed. (See Appendix 4) Pinkerton MOTIONED that the Planning Commission recommend to the Board of Trustees the approval of amendments to Section 16.06 (A) as included in these minutes. SECONDED by McNeilly. MOTION carried 6-0.

**C. Home Occupations**

Table until August. McNeilly sent information for commissioners to review.

**D. Other Possible Zoning Ordinance Amendments**

Establish sub-committee of Pinkerton, Cady, and Ross to review Wind Turbine ordinance.

**X. Any Other Business**

No other business presented

**XI. Additional Public Comment**

No public comment

**XII. Adjournment**

MOTION by Anderson, SECONDED by Cady to adjourn the meeting at 8:37 PM.

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Ginette Anderson, Secretary