

VEVAY TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, January 7, 2015
Vevay Township Hall – 7:00 p.m.

MINUTES

Members present: Jack Cady, Roger Cargill, Coe Emens III, John Lazet, Pattie McNeilly, Ilene Thayer, and Bruce Walker.

Member absent: None.

Other Persons present: Supervisor Gary Howe, and Planning Consultant Mark Eidelson.

I. Call to Order: The meeting was called to order at 7:00 p.m. by Chair Thayer.

II. Pledge of Allegiance

The audience joined the Commission in reciting the Pledge of Allegiance.

III. Set/Amend Agenda

Under “Pending Business”, the Commission added “Zoning Amendment on Wind Energy Conversion Systems (WECS)”.

IV. Approval of Minutes: Regular Meeting/Public Hearing December 3, 2014

No amendments were offered to the minutes.

MOTION Cady, seconded by Walker, to approve the December 3, 2014 meeting minutes as submitted.

CARRIED 7-0.

V. Brief Public Comment

There was no public comment.

VI. Reports

A. December 2014 AGS Building/Zoning Report

The written report indicated that there were seven permit applications, involving placement of 5 mobile homes in Mason Manor, adding equipment to a cell tower, and building a new home. There were three complaints/authorizations to enforce the Ordinance, two for blight and one for an associated building without having obtained a permit. The Commission asked Supervisor Howe to look into having AGS remove from the written report the names of persons against whom a complaint has been filed.

B. 2014 AGS Building/Zoning Report

AGS had prepared a summary of all of the 115 building/zoning permits requested for 2014, including name, address, type of construction or use sought, and for some of the applicants, the estimated project cost.

C. Special Land Use (SLU) Check-off Sheets

1. SLU permit #70 – Snow’s Sugar Bush – 3188 Plains Rd. – Restaurant/Syrup
The maple sugar operations are active, the restaurant operations are inactive, and the annual fee has been paid. There have been no complaints and no change in operations.
2. SLU permit #97.01 – Crazy-C Hayhoe Land Co. – Barnes Rd. – Gravel Mining
The operations are active, and the annual fee has been paid. There have been no complaints. The permit is for removal of stockpiled materials only, and does not permit the extraction of minerals. There is a letter of credit on file for \$115,000 that expires May 29, 2015.
3. SLU permit # 119 – Rodney Ball – 2215 Rolfe Rd. - Taxidermy Shop
The operations are active, and the annual fee has been paid. There have been no complaints and no change in operations.

**MOTION Walker, seconded by Cady, to recommend to the Township Board renewal of SLU permits #70, #97.01, and #119.
CARRIED 7-0.**

VII. Pending Business

A. Master Plan Orientation Schedule/Preparation

Mr. Eidelson – recommended another joint meeting with the Township Board following the regular March 4, 2015 meeting to discuss next tasks; work on the survey of residents; give an opportunity for Board members to ask questions and raise any issues not raised by the Planning Commission; and ensure that all involved understand the role they play in the Master Plan review process. He will be preparing a packet for both Commissioners and Board members to consider before the meeting. He anticipates the joint meeting lasting 2 to 2 ½ hours.

B. Agriculture District Social Events Zoning Deliberation

Mr. Eidelson – noted that the Commission has spent several months discussing the matter. He had prepared a brief memorandum summarizing what he believes are the options facing the Commission at this point in the process. He recommended a clear decision by the Commission relative to the proposal in concept, and as drafted. Option A is to make any final changes to his draft amendment and plan for a public hearing. Option B would be to adopt a motion that clearly ends Commission deliberation of the proposal on its own consideration. Option C is to table the matter for future discussion, but he would recommend only doing so with stated reasons for the delay, given the time already spent on the matter.

Mr. Eidelson – Pursuant to the Zoning Enabling Act state law, any member of the public can petition the Township with specific language for amending the Ordinance. The Commission is bound to hold a public hearing on the proposal either as submitted, or they can work with the petitioner to seek out consensus changes before a public hearing. Costs for a hearing would be borne by the petitioner. After a hearing, the Commission must then forward the petitioned amendment to the Board with a recommendation of support, or opposition, or suggesting changes. The Board may then either adopt the amendment, or defeat it.

COMMISSION – had brief discussion on allowing social events in the Agriculture District. Concerns again articulated included:

- Allowing social events/hall rental throughout the A-1 Agriculture District, opening a door to property uses that can likely never again be closed should problems arise.
- Allowing uses that have a high probability of reducing the quality of life of neighboring parcels.
- Allowing uses that have a high probability of impairing the rural character of the Township.
- Subjecting anyone residing in the Agriculture District to suddenly find their home abutting or close to non-agricultural commercial activity
- The inability of the Township to effectively enforce violations in real time

MOTION Cargill, seconded by Walker, to terminate the Planning Commission’s exploration of social event facilities in the A-1 District and not pursue amendments on its own initiative at this time, based on the numerous months during which this matter has been examined, including the collection and review of information and reference material and the development of an initial draft of how such activities may be regulated, and the Planning Commission finding that there are too many concerns of how such activities can be successfully incorporated into the Vevay community and be properly managed. CARRIED 7-0.

C. Zoning Amendment on Wind Energy Conversion Systems (WECS)

Mr. Eidelson – in reviewing the Ordinance for re-codification, he noted that in Section 8.02, the title of the amendment refers to WECS/**small**, but in the Table of Uses itself, the wording is WECS/**large**. He has worked with legal counsel to prepare a technical amendment to correct the Table of Uses to refer to WECS/small.

MOTION Walker, seconded by Emens, to hold a public hearing during its March 4 regular meeting on the proposed technical amendment to the Table of Uses in Section 8.02 of the Zoning Ordinance. CARRIED 7-0.

Any Other Business

Mr. Eidelson – the recodification process is about done.

COMMISSION – had discussion on ride sharing to and from the MTA conference workshops for Planning Commissioners.

Chair Thayer – Supervisor Howe had provided a copy of the Township subdivision regulations for perusal by Commissioners. The Master Plan requires that the plan be a part of the review.

Chair Thayer – noted that the lighted sign at Kelly’s Buick is very bright, and includes animation. Supervisor Howe will talk with AGS on the matter.

Comm. Lazet – asked about the status of the request by Mr. Mitchell to re-zone a to-be-purchased parcel of land to allow for the expansion of current operations located at 4215 Legion Drive. Supervisor Howe – has talked with the folks involved, and no decision has yet been made; the re-zoning process does not need to be pursued at this point in time.

IX. Additional Public Comment

There was no additional public comment.

X. Adjournment

There being no further business, the meeting was adjourned at 8:03 p.m.

John Lazet, Secretary