

VEVAY TOWNSHIP PLANNING COMMISSION
Special Meeting
Thursday, September 21, 2017
Vevay Township Hall – 5:00 p.m.

MINUTES

Members present: Jack Cady, John Lazet, Chris Lewis, Patti McNeilly, Jim Minster, Al Winters.

Member absent: Bruce Walker.

Other Persons present: Supervisor Jesse Ramey, and Legal Counsel David Revore.

I. Call to Order: The meeting was called to order at 5:00 p.m. by Chair McNeilly.

II. Pledge of Allegiance

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

III. Set/Amend Agenda

The agenda was set as presented.

IV. Brief Public Comment

There was no public comment.

V. Pending Business

A. Zoning Ordinance Possible Amendments

COMMISSION - discussed how best to measure building width, and how best to apply that definition across various structures in the Township; revisions to the site plan review process; and various topics in Chapter 18. These proposed changes are advisory for legal counsel, and not necessarily final wording:

SECTION 3.05 REGULATIONS APPLICABLE TO ALL SINGLE-FAMILY DWELLINGS

It is the intent of this Section to establish minimum standards of appearance and construction for all single-family dwellings. Construction and/or placement of a single-family dwelling on any lot or parcel shall be permitted only if the dwelling complies with the following regulations:

- A. THE STANDARDS OF THIS SECTION SHALL NOT APPLY TO A MANUFACTURED HOME LOCATED IN A MANUFACTURED HOME COMMUNITY LICENSED BY THE MICHIGAN MANUFACTURED HOME COMMISSION AND APPROVED BY THE COMMUNITY ACCORDING TO THE PROVISIONS CONTAINED IN CHAPTER 7 OF THIS ORDINANCE EXCEPT TO THE EXTENT REQUIRED BY STATE OR FEDERAL LAW.

- B. If the dwelling unit is a manufactured home, the manufactured home must have completed inspection reports that are traceable to the unit number (serial number) of the home meeting the Mobile Home Construction and Safety Standards of the U.S. Department of Housing and Urban Development of 1976, as amended, or any similar successor or replacement standards which may be promulgated; or
- C. The dwelling unit shall comply with all applicable building, electrical, plumbing, fire energy and other similar codes which are or may be adopted by the Township, and with applicable federal or state standards or regulations for construction for that type of dwelling.
- ~~C. The dwelling unit shall have a minimum horizontal dimension across any front, side or rear elevation of twenty four (24) feet at time of manufacture, placement or construction.~~
- D. ONE-FAMILY DWELLING UNITS SHALL HAVE A MINIMUM WIDTH ACROSS THE FRONT ELEVATION OF TWENTY-FOUR (24) FEET AND MINIMUM DIMENSIONS ALONG ANY SIDE OR REAR ELEVATION OF NO LESS THAN SIXTEEN (16) FEET AND COMPLY IN ALL RESPECTS WITH THE CURRENTLY ADOPTED TOWNSHIP BUILDING CODES. IF THERE ARE ANY EXTENSIONS OR ADDITIONS TO THE FRONT OF THE DWELLING, THE MINIMUM WIDTH OF ANY SUCH SECONDARY FRONT ELEVATION SHALL BE TWELVE (12) FEET AND SHALL ALSO COMPLY IN ALL RESPECTS WITH THE TOWNSHIP BUILDING CODES.
- ~~D. The dwelling shall not be more than three (3) times longer than its width.~~
- E. The roof shall have at least a 4:12 pitch (i.e. a four foot rise over twelve foot span) and twelve (12) inch overhangs unless otherwise approved by the Planning Commission.
- F. The dwelling unit shall be firmly attached to a permanent continuous foundation which complies with applicable provisions of the adopted building code.
- G. The dwelling unit shall be aesthetically compatible in design and appearance with other dwellings in the vicinity. The review shall include but not necessarily be limited to: roof pitch, scale, size, mass, orientation to the street, and overhangs.
- H. Roof drainage in the form of a roof overhang of at least twelve (12) inches shall be provided to direct storm or melt-water way from the foundation, unless a gambrel roof or other design elements necessitate an alternative roof drainage system.
- I. A storage area with a usable floor area of no less than thirty (30%) of the structure shall be provided. The storage area may consist of a basement, closet area or attached garage in a main building or as a detached accessory building but shall not include attic area.
- ~~J. The standards of this Section shall not be construed to prohibit innovative design~~
- ~~K. concepts involving such matters as (but not limited to) solar energy, view, or unique land contour.~~
- ~~L. The standards of this Section shall not apply to a manufactured home located in a manufactured home community licensed by the Michigan Manufactured Home Commission and approved by the Community according to the provisions contained in Chapter 7 of this Ordinance except to the extent required by state or federal law.~~

SECTION 14.06 REVIEW STANDARDS

- Subsection B (8), amend the first line to "...Township, County, State, AND Federal..."
- Subsection C (3), amend the third line to "...The number of vehicular entrances to and exists EXITS from the site..."

SECTION 14.09 APPEAL

- amend the third line by correcting the typographical error “Section ~~18.04~~ 18.03...”

SECTION 18.02 INTERPRETATIONS

- Subsection A, amend typographical error “...times shall be fixed ~~by~~ BY the ZBA...”
- Subsection B, amend to focus on “text interpretations”.

VI. Other Business

Other possible Zoning Ordinance amendments could be to:

- Section 2.14, definition of manufactured home.
- Section 3.08, add and reference a separate approval process depending on the level of activity and/or structural change.

COMMISSION - Tentatively scheduled another work session for Wednesday, October 11, starting at 5:00 pm.

VII. Adjournment

There being no further business, the meeting was adjourned at 7:28 p.m.

John Lazet, Secretary