

VEVAY TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, January 8, 2020
Vevay Township Hall – 6:30 p.m.

MINUTES

Members present: Jack Cady, John Lazet, Chris Lewis, Pattie McNeilly, Al Winters, and Bruce Walker.

Member absent: Jim Minster had given prior notice and was excused.

Other Persons present: Zoning Administrator David Vincent and Legal Counsel David Revore.

I. Call to Order: The meeting was called to order at 6:30 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 accepted as presented.

IV. Approval of Minutes: Regular Meeting of December 4, 2019

No amendments were offered.

MOTION Cady, seconded by Walker, to approve the December 4, 2019, regular meeting minutes as submitted.

CARRIED 6-0.

V. Brief Public Comment

There was no public comment.

VI. Reports

A. Correspondence from Drain Commissioner's Office

1. Greg Mauldon – Hull Rd.

Commissioners had received copies of the Drain Commissioner's letter dated November 6, 2019, listing additional work that needed to be done before a permit could be issued, as well as a maintenance agreement going forward.

2. Mason Manor Expansion

Commissioners had received copies of the Drain Commissioner's letter dated November 7, 2019, listing corrections needed to be made to the plan, including use of the Ingham County Drain

Commissioner's standard formula and discharge rates, as well as needing MDOT approval to discharge water under US-127, and a maintenance agreement going forward.

B. December 2019 Building Report

Commissioners had received the Building report, summarizing the three permits issued: adding antennas on a tower, installation of a ground mounted solar system, and converting a deck to a sunroom.

C. December 2019 Zoning/Enforcement Report by David Vincent

The report indicates that during the month of December:

- There was a new complaint of Mason Manor demolishing trailers without a permit;
- of the 33 complaints received in 2019, 18 have met compliance or been resolved;
- of the remaining 15 complaints, six are progressing in some manner, and the Zoning Administrator continues to monitor and either work with the owner or continues weekly to seek compliance with Township Ordinances.

Commission – discussed with Mr. Vincent the actions taken and the progress or lack thereof on various properties, as well as possible trends emerging in areas of state oversight of certain activities.

D. Annual Reports

1. 2019 Planning Commission

Commissioners had a draft report, detailing meetings, special projects, and actions taken by the Commission during 2019. A copy is appended to these minutes.

MOTION Lewis, seconded by Walker, to approve the 2019 Planning Commission Annual Report as submitted, and to forward it to the Township Board and office.

CARRIED 6-0.

2. 2019 Building Report

Commissioners discussed a summary of the 50 building/zoning permits issued in 2019, including name, address, type of construction or use sought, and for some of the applicants, the estimated project cost. In summary, the permits included four new homes, nine pole barns, seven solar arrays, three antennas, and 27 miscellaneous projects.

Commission – had discussion on the report's notations of a final Certificate of Occupancy being issued for improvements which would not require such a certificate, and on the use of various abbreviations.

VII. Pending Business

A. Proposed ZO Amendment re: Chapter 3 Section 3.27 Solar Energy Systems

The Commission went through the latest draft, dated January 6, 2020, and after discussion made revisions which will be reflected in an updated draft to be forwarded to legal counsel for drafting as an Ordinance amendment.

B. Zoning Ordinance Possible Amendments

Comm. Lazet will forward proposed language to address Sec. 3.04, 3.09, and 9.03, and development on an Industrial parcel. Comm. Winters and McNeilly are working on proposals and language relating to screening in Chapter 15 and throughout the Ordinance. Comm. McNeilly continues to work on home occupations and will propose language later this year.

There was discussion on the Table in Sec. 3.09 (E), and possible changes to address concerns that have arisen over the past few years, especially relative to setbacks, maximum square footage of buildings, and number of buildings. Comm. Cady will make recommendations for language addressing recurring concerns the Commission has heard over the years.

VIII. Any Other Business

No other business was discussed.

IX. Additional Public Comment

There was no public comment.

X. Adjournment

There being no further business, the meeting was adjourned at 8:47 p.m.

John Lazet, Secretary