

VEVAY TOWNSHIP PLANNING COMMISSION
Regular Meeting
Wednesday, February 5, 2020
Vevay Township Hall – 6:30 p.m.

MINUTES

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

Member absent: Bruce Walker 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

Those present 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 January 8, 2020

No amendments were offered.

MOTION Cady, seconded by Lewis, to approve the January 8, 2020, regular meeting minutes as submitted.

CARRIED 6-0.

V. Brief Public Comment

There was no public comment.

VI. Reports

A. January 2020 Building Report

Commissioners had received the Building report, summarizing the three permits issued: replacing windows on a residence; a long-pending fire remodel; and finishing a residential basement.

B. Reports by Dave Vincent

1. Annual Code Enforcement Report

The report indicates that during 2019:

- of the 33 complaints received in 2019, 22 have met compliance or been resolved;
- two cases are in progress to initiate legal action for compliance;
- four are at or near completion;
- two are in what amounts to probate and are awaiting a conservator to gain control of property;
- three are in early stages of gaining compliance.

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.

2. January 2020 Zoning/Enforcement Report

No complaints were received in January. Of the 11 complaints received in 2019 that are still not resolved, Mr. Vincent continues to monitor progress or lack thereof, and exercise both encouragement and sanctions to compel compliance.

C. Michigan Trapshooting Association Events 2020

Commissioners had previously received the list, detailing the six planned shooting events spanning 26 days throughout the spring and summer. A copy of the list is available in the Township office. It was noted that MTA water and septic approval is required annually from the County.

D. Letter from Drain Commissioner Office – Greg Mauldon on Hull Road, Mason

The Office of the Drain Commissioner had earlier sent a letter to Mr. Mauldon that detailed changes needed to be made to receive approval for his proposed mini-storage operations. Mr. Mauldon submitted revised plans to the Office of Drain Commissioner, who noted in their letter dated January 21, 2020, that “The plans, as submitted, address the issues raised in our earlier review and therefore are approved for this particular project...”.

VII. Pending Business

A. Proposed ZO Amendment re: Solar Energy Systems

The Commission went through the latest draft prepared by legal counsel, and after extensive discussion made revisions for a final version as an Ordinance amendment. Legal Counsel will have the draft prepared in time for a public hearing during the March regular Commission meeting.

MOTION Lewis, seconded by Winters, to schedule a public hearing for the proposed amendment to the Zoning Ordinance addressing solar arrays during the regularly scheduled Commission meeting on March 11, 2020.

CARRIED 6-0.

B. Zoning Ordinance Possible Amendments

Comm. Lazet distributed proposed language to address Sec. 3.04, 3.09, and 9.03, and development on an Industrial parcel. Comm. Winters and Minster 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. Comm. Cady will make recommendations for language addressing recurring concerns the Commission has heard over the years with accessory buildings in Section 3.09.

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 8:48 p.m.

John Lazet, Secretary