

VEVAY TOWNSHIP PLANNING COMMISSION  
Special Meeting  
Wednesday, June 17, 2020  
Vevay Township Hall – 6:30 p.m.

VIA ZOOM MEETING ID 862 8888 3427

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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:** Clerk JoAnne Kean, 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. Brief Public Comment**

There was no public comment.

**V. Pending Business**

- A. SLU Permit Application Request for Owner Todd Hunt @ 4194 Legion Drive, Mason (GymTactics LLC)

Chair McNeilly – explained that this SLU permit application had been received by the Township last week and is a time-sensitive application.

Mr. Todd Hunt, applicant – there are primarily three industrial buildings on Legion Drive, all having the same address – 4200 Legion Drive. He bought the 4194 Legion Drive building which had been surveyed out from the major facility. Zoned Industrial M-1, he'd like to have a tenant who would operate a "Recreational Facility, Indoors" per the Table of Uses in the Zoning Ordinance. This is a very time dependent request. In response to a question on access to the parking area, partially on the ~~adjoining~~ adjoining property – he owns the adjacent property, is allowed parking based on the lease, and either has an easement or will look to execute one.

Mr. Jason Mortimer, on behalf of GymTactics - GymTactics has a business plan that was disrupted by the COVID-19 shelter in place orders, and if not approved by the Township in July, they are likely to locate outside of the Township due to the time dependency of their clientele's needs.

Mr. Mortimer – they operate with 10-15 students per class, mainly girls, ages from toddlers through high school. They market towards cheerleaders as well. This building is ideal, having a wide and open floor space and high ceiling clearance. Classes would be competitive as well as artistic gymnastics. Basically, any gymnastics routine that anyone has seen, will be offered. Days of operation will change with the school schedule. During the school year, classes will primarily be after school, about 2:30 – 8:00. Pre-school classes will be offered in the morning. During the summer when school is closed, classes will be potentially during the entire day. Weekends will be based on demand, but normally competitions are on week-ends, compelling classes during the school week. Sundays would be no use to low use. Other one time uses might be offered, such as to church groups, etc., under the company's supervision. There will be no competitions on site, only instruction and training. They are required to have two adults present at all times.

Mr. Hunt – in response to questions: the lease for GymTactics is for three years. Previously Mr. Hunt operated a business in this building. OHSA visits regularly. His business is responsible for fire suppression for all of his buildings and businesses. There will be no motorized recreational vehicles that emit exhaust or hydrocarbons from gas or petroleum fuel.

Mr. Revore – did not see any comments in the application on Section 16.03 Basis of Determination. Comm. Lazet commented that he had privately gone over these determinations with Mr. Hunt, and he will forward a copy of the last SLU permit findings to guide Mr. Hunt in his submission. Mr. Hunt stated he would have his writing to the Township by Friday, June 19.

Comm. Lazet, at the direction of the Chair, walked through the SLU permit application process, the Commission noting what was still lacking to make the application complete.

After this summary review: Mr. Hunt will be submitting documentation of the easement for access to the parking area; copies of the certificate of occupancy, any Department of Health certificates, and the lease; language on the application addressing the Basis of Determination; and a statement that there will be no motorized recreational vehicles that emit exhaust or hydrocarbons from gas or petroleum fuel.

**MOTION Minster, seconded by Winters, to schedule a public hearing on SLU permit application 20-03 during the regularly scheduled Commission meeting on July 8, 2020, starting at 6:30 p.m., contingent upon the receipt by June 26 of the materials referenced above in these minutes.**

**CARRIED 6-0.**

## **VI. Any Other Business**

No other business was discussed.

**VII. Additional Public Comment**

There was no public comment.

**VIII. Adjournment**

There being no further business, the meeting was adjourned at 7:47 p.m.

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John Lazet, Secretary