

PASSED

PLANNING COMMISSION
REGULAR MEETING OCTOBER 4, 2006

CALL TO ORDER; Chairperson Janet Nelson called the meeting to order at 7:00p.m. This meeting is the regular meeting from September 26th. That was postponed until October 4, 2006 because of schedule conflicts.

Introduction of our newest member Rusty Radloff to the Planning Commission.

ROLL CALL; Harry Smith, Rusty Radloff, Tony Garofalo, Janet Nelson, Melodie Dobbins, all present. Township Attorney John Lohrstorfer was also present at the request of the Planning Commission.

APPROVAL of the August 22,2006 Special Meeting Minutes; Harry motioned to approve Tony seconded, Vote was taken. The minutes were approved.

APPROVAL of the August 22,2006 Regular Meeting Minutes; Tony motioned to approve, Melodie seconded, Vote was taken. The minutes were approved.

ELECTION OF VICE-CHAIR; Harry Smith nominated Tony Garofalo for Vice-Chair, Melodie Dobbins seconded. Harry motioned to close nominations, Melodie seconded. Vote was taken to elect Tony Garofalo as Vice Chair. All voted for Tony. Welcome Vice-Chair Tony Garafalo.

PUBLIC COMMENTS; Marv Voss told us of the Citizen Planner Workshop coming up in February.

FERRIN APPLICATION; The Ferrin's postponed their hearing, as their attorney has not finished the road maintenance agreement. They hope to have it for the October 24th. Planning Commission meeting.

NATURE VIEW ESTATES; Mr. Sheen is running late, so questions are taken from the public. How can you apply for rezoning in March 2005, and then again in October of 2006 .Answer, If you have a change in conditions, or new information.

Remark was made that the wrong side street was named in the newspaper, and that more people against the rezoning may have come to the meeting if it had been correct. Apologies were made.

Also the correct address was printed in the paper.

Mr. Sheen has arrived; The floor is open to him. Mr. Sheen tells us that his original plan of 36 units down to 18 units for R-1 zoning needed to be changed because house-building was down 75% from where it was. 36 homes on that site would be much easier and cheaper to sell. He hasn't enough money to continue. He can sell smaller lots for less

money. Bottom line is, land is expensive, he could make it more attractive with smaller lots also higher tax value for the township, if he had 36 homes and not 18. He also stated he may have to sell if he can't have rezoning from R-1 to R-2.

Tony Garofalo suggested if street lighting and landscaping were done that may help. Also if "for sale" signs were posted and the names of realtors or contractors were posted on the property, someone may have interest. Also the property doesn't look well kept at all.

A letter opposing the rezoning from Rodney and Arlene Hill, was read by Chairperson Janet Nelson and will be inserted in the record of this meeting.

Question from the public; if this application was consistent with our Master Plan. Planning Commission, it is not. Question from public; What types of homes, the worry being their property values. Mr. Sheen said the homes would be stick built and stone fronts. Built by Contractor Dave Nyhoff, in the range of 138,000. per home.

Citizen comment that information on the internet MTA website said Valley Township property values are currently the third medium value in 6 local areas. That Valley Township is center of the level of affordability. We also have plenty of middle income property for sale in the township.

Citizens were worried about wells and septic systems contamination, since every home would have their own.

Mr. Sheen said the market is different from a year ago.

There being no further comment from Mr. Sheen or the public the Public Hearing was closed.

Discussion from the Planning Commission followed; Was the rezoning from R-1 to R-2 in line with the Master Plan? Everyone was in agreement that it was not. Should we rezone because the owner wants to make more money by selling more lots? Not our problem and in rezoning it would create spot zoning, no one in the Commission wants that. If we change the zoning for one person that opens it up for many more. We have R-2 area that is used around the lake property. All other out lying areas are R-1. The trend in property other than lake property is larger parcels. The previous Commission has denied this same application in March of 2005.

Harry Smith made a motion to deny Mr. and Mrs. Sheen's application to rezone Nature View Estates from R-1 to R-2 as it does not conform to our Master Plan, as we do not have a need for smaller lot sizes in R-1, as we do not want to start spot zoning, as the prior Planning Commission has denied this request in March of 2005. Rusty seconds. A vote was taken, Harry Smith yes- Rusty Radloff yes- Janet Nelson yes- Melodie Dobbins yes- Tony Garofalo yes. The motion to deny the rezoning application passes. The request now goes to the County, and then to the Township Board for review and final decision.

Janet Nelson thanks everyone. Tony makes motion to adjourn, Melodie seconds to motion. Vote is taken, passed. Meeting adjourned at 8:05p.m.

Respectfully Submitted,
Melodie Dobbins, Secretary