

PASSED

PLANNING COMMISSION

REGULAR MEETING NOVEMBER 28,2006

CALL TO ORDER; Chair Janet Nelson called the meeting to order at 7:00p.m. November 28<sup>th</sup>. 2006 at 7:00 P.M.

ROLL CALL; Tony Garofalo , Harry Smith, Rusty Radloff, Janet Nelson, Melodie Dobbins, all present.

APPROVAL of October 24, 2006 regular meeting minutes: Tony Garofalo motioned to approve and Rusty seconded. **Vote taken. Minutes approved.**

APPROVAL of November 1<sup>st</sup>. 2006 special meeting minutes. Melodie Dobbins motioned to approve and Tony Garofalo seconded. **Vote taken. Minutes approved.**

APPROVAL of November 20<sup>th</sup>, 2006 special meeting minutes. Rusty Radloff motioned to approve and Melodie Dobbins seconded. **Vote taken. Minutes approved.**

COMMENTS; Robert Hillard, Allegan City Manager addressed the Commission about a wastewater treatment plant. Looking at a 10 to 20 year projection for the City and surrounding townships. No commitment is needed at this time. He would like the Commission to consider this while we are working on our Future Land Use Plan. If we were to have plans for housing units, or perhaps around the Lake Allegan area. Interest rate would be 2% on the grant. Water may come after. He would like to have some input by February. We will have this on our next agenda.

COMMUNICATIONS; RECYCLING ; Tony Garofalo has talked with four companies. He will have quotes for the board to discuss. The bins will be 20 cubic yard, with sliding doors just as we have now. The County has \$29,000. in an account for Valley Township . The township will decide if we hire our own recycling if it can be done cheaper than going thru Allegan.

Valley Township will not be charging for recycling this year.

FERRIN'S; The Ferrin's turned in their road maintenance agreement. Harry Smith motioned to accept the agreement and to forward it on to the Attorney and the Valley Township Board. Tony Garofalo seconded. Paul Shamblin said that the road needed to be 12ft. and not the 10inches. on the agreement. This will be handled by the Board, the Attorney, and the Ferrin's. Roll call vote, Harry Smith, yes Rusty Radloff, yes Tony Garofalo , yes Janet Nelson, yes Melodie Dobbins, yes. Motion passed.

#### PUBLIC HEARING FOR SHAMBLIN SPECIAL USE PERMIT;

Paul Shamblin told the Commission that the scale for the project was 400ft. to the inch on his drawing. That the road would be 10ft.wide. He would have camping for horses, snowmobiling, hikers, everything. He said the DEQ, the Health Dept. and the DNR would oversee. He sees that in the future he would have 30 units with water, electric and phone. Also 30 units for rustic. He sees a bathhouse, a swimming pool, and many more things in the future. He would be Manager and would also hire safety patrol. He sees a high end recreation area. Paul said the drives would be 10ft. wide with parking or camping areas 120 ft. long. This would enable campers to pull thru the campsite. He said there would be an office, also a clubhouse. These things would not be done right away, but in the future. A dump station would be in the back of the property for campers to dump there septics or the campground would be able to dump for you. Paul said that for his personal well he had to go down 165'. His property is sand, as he told the Commis-

sion that he took core samples down 130' and only found sand. Trees screen the area and will stay. The campground is 321' from the road. There will be no affect on the neighbors. Eventually the lots will be asphalted but for now they will be 22A gravel. Paul also said if they ever decided to quit the campground he would bulldoze the area and turn it back to natural. He informed the Commission that the restrooms must be in compliance with the Health Dept. then the DEQ to get a permit for a campground.. He stated that he would put in a 8" well that will serve the campground. He said they would be cleaning the property and should be done in the next 2 wks. He would like to start construction this winter and be building in the spring.

This would be an upscale campground. He would be asking \$39.00 per night. He would like to lease the back 10ft. of all the property between him and 42<sup>nd</sup>. Street. He would then make a path for the horses to get to 42<sup>nd</sup>. And then they could ride the road to the horse trails in the State Forest . 112<sup>th</sup>. Ave. is a class A road so the weight of trailers will not be a problem. He will have people to clean up after the horses, also he will have a grooming area and lunge area if needed.

Paul would have no time limit on the length of stay, and if they stayed a long time he may give them a break in the rate.

Chair Janet Nelson closed the public hearing and the Commissioners discussed the issue. Tony Garofalo said people ride their horses on the road all the time and we cannot stop them. People must be responsible for their own actions. Melodie Dobbins felt that we should regulate the use until he had easements. Campgrounds do fall under the uses the Commission has established in the ordinances for special use. Janet Nelson worries if the campground will be clean and neat, because of the way the property looks now. She also worries about perhaps a conflict of interest with Paul being the zoning administrator and also the applicant. Supervisor Bill Browne said he would be overseeing the project.

Harry Smith said the Township wants recreation. We have to make stipulations thru the DEQ. In the future if the campground isn't maintained we can pull the license. Melodie thinks a campground is a wonderful idea but should have controls. We should not go just by trust, which is all Paul has said. Melodie thinks that horses on the road is a bad idea. Tony said we cannot control that. Rusty Radloff does not see the horses as a problem. Rusty also stated that we should approve if the property is cleaned before he starts the campground. Harry Smith believes that the DEQ and Health Dept. and DNR will monitor the property and if things are not clean that they will intervene. Tony also stated that the DEQ and Health Dept. will be watching the ground water. No more comments .

Tony moves to accept the application and move it on to the Township Board. Harry Smith seconded the motion. Vote was taken. Tony yes, Harry yes, Rusty yes, Janet yes, Melodie yes. Motion passes.

FUTURE LAND USE PLAN ;Our next meeting will be on December 11,2006 at 1;00p.m. The consultant will give us feedback on our answers to his questions. We will also give our answers to the next set of questions he will have for us.

We look forward to receiving the work, that he has done since our last meeting.

We will discuss roads at our January meeting.

Janet Nelson motioned to adjourn. Rusty seconded. Vote taken. Meeting adjourned.

Respectfully submitted

Melodie Dobbins, Secretary