

VALLEY TOWNSHIP PLANNING COMMISSION  
NOVEMBER, 27<sup>TH</sup>, 2007

**Call to Order:** Melodie Dobbins called the meeting to order at 7:00 PM Nov. 27, 2007.

**Roll Call:** Bill Jones, Brandee Ellis, Melodie Dobbins, Rusty Radloff, and Harry Smith. Also present was former Chair, Tony Garofalo.

\*\*Pledge of Allegiance was recited.

**Minutes:** Harry Smith made the motion to accept the minutes from the October 23<sup>rd</sup> meeting. Rusty Radloff seconded. The motion carried.

**Welcome to New Members:** Melodie Dobbins extended a welcome to new members: Brandee Ellis and Bill Jones.

**Election of Officers:** Harry Smith made the motion to nominate Brandee Ellis for Board Secretary. Melodie Dobbins seconded. The motion carried. Melodie Dobbins made the motion to nominate Harry Smith as Board Vice-Chair. Rusty Radloff seconded. The motion carried.

**Discussion of the M89/M40 Mixed Use Corridor:** Melodie Dobbins informed everyone that we need to make sure all of our current ordinances work well in conjunction with our Master Land Use Plan.

*C-1 Neighborhood Business District discussion:* Bill Jones was concerned that a laundromat or something of that nature would be a large consumer of water and would also need to dispose of a large amount of water. Harry Smith reassured us that Valley Township has a high level of water and that because of all of the sand present that a business of that sort would be alright. The EPA and DEQ would have regulations to protect from endangering our water supply. The only area that would require careful consideration would be a small area by 121<sup>st</sup> and Taft road.

Brandee Ellis had questions as to why, per Section 8.02 (y), dancing, floor shows or drive-in service would not be allowed. Harry Smith informed us that it was probably meant to discourage a large fast food establishment with all the traffic congestion in a 55MPH zone. It was determined that a dance hall, similar to the Bresa, would be allowed. Melodie Dobbins made the motion to omit "without dancing, floor shows or drive-in service" from Section 8.02 (y). The motion passed.

*C-2 General Business District discussion:* There was much discussion regarding the list of possibilities and restrictions. All found that there are several duplicates between C-1 and C-2 districts. It was also discussed that the EPA, the DEQ, and the local Health Department would have several restrictions that would protect Valley Township from contamination from funeral homes, laboratories, etc.

*I-1 Industrial District discussion:* According to the Land Use Plan, there will be no processing of raw materials. Heavy manufacturing will not be allowed.

It was decided that Melodie Dobbins would speak to attorney John Lohrstorfer regarding the proper steps in combining C-1, C-2, and I-1 into one district to be called the COMMERCIAL/INDUSTRIAL MIXED USE CORRIDOR. It was decided that the board will individually review all three districts for discrepancies and/or changes we would like to see made with the combination of these districts. All changes will be addressed with consultant Mark Eidelson to verify that we are still in compliance with our Land Use Plan.

**New Business:** Melodie Dobbins submitted a "Dismantled Car Ordinance" that the Village of Hopkins currently uses. Discarded and neglected cars and/or car parts are becoming a problem in Valley Township. It was thought that our Blight Ordinance might be too vague to handle this issue. Discussion was tabled until further review. The next meeting will consist of the review of our Rural/Residential Area.

**Motion to Adjourn:** Brandee Ellis made the motion to adjourn. Bill Jones seconded. The motion passed and the meeting was adjourned at 8:50 PM.

Respectfully Submitted ~ Brandee Ellis