

VALLEY TOWNSHIP PLANNING COMMISSION
JANUARY 22, 2008

Call to Order: Melodie Dobbins called the meeting to order at 7:00 PM on Jan. 22, 2008.

Roll Call: Melodie Dobbins, Brandee Ellis, Bill Jones, Rusty Radloff, and Harry Smith.

***The Pledge of Allegiance was recited.**

Minutes: Harry Smith made the motion to accept the minutes from the November 27th meeting. Melodie Dobbins seconded. The motion carried.

Old Business: M-40/M-89 Corridor-Melodie prepared a draft of the combination of the 3 districts (C-1, C-2, and Industrial) for discussion. (See attached) There was some discussion as to whether 15,000 square foot would be enough room for a business. It was decided that it would be sufficient. It was also agreed that Section 8.03(b) "All goods produced on the premises shall be sold at retail on the premises where produced." shall be omitted. There were some questions on what our sign ordinance allows. A copy of the sign ordinance will be produced for review at our next meeting. Section 9.02 (nn) "Pet shop, not including treatment of boarding of animals" will now read, "Pet shop, including treatment or boarding of animals." While reviewing the Industrial district, we decided we need a complete description of "light industrial" and "heavy industrial." Brandee informed the board that Paul Shamblin will get that description to us. Melodie suggested that the "General Provisions" section in the Zoning Ordinance book should be reviewed individually and then have Consultant, Mark Eidelson guide us through the "confusing portions" of this section.

New Business: Rural Residential Area. The concept of clustering vs. strip development was discussed. Valley Township is going to encourage clustering to preserve permanent open space. It was decided that the township will not allow a house built on less than two acres unless requirements are met through "clustering". Bill Jones stated that Watson Township has an ordinance in place to regulate clustering. He will bring a copy to our next meeting for review. Brandee will let Supervisor, Bill Browne, know that we are ready to discuss our next move with Mark Eidelson.

Motion to Adjourn: Rusty Radloff made the motion to adjourn. Bill Jones seconded. The motion passed and the meeting was adjourned at 8:40 PM.

Respectfully Submitted,

Brandee Ellis, Secretary