

VALLEY TOWNSHIP PLANNING COMMISSION MINUTES
MARCH 25, 2008

Call to Order: Melodie Dobbins called the meeting to order at 7:00 PM on March 25, 2008.

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

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

Minutes: Bill Jones made the motion to accept the minutes from the February 26th meeting. Rusty Radloff seconded. The motion carried.

Discussion of the Valley Township ordinances: Mark Eidelson, President of Landplan Incorporated was present to explain, review and answer questions regarding our current ordinances and how they pertain to our Future Land Use Plan. Some concerns he had were:

- implementing a more detailed site plan review
- including a step by step process on how to amend current ordinances, maps, etc.
- a more detailed "purpose statement" for each district should include language about how the district is intended to address locally oriented uses.
- possibly adding new classifications (such as R-3, R-4, etc. *see attached page 9*)
- amending Zoning Map to apply these new classifications
- establishing a more restricted list of permitted uses "by right", and address more marginal uses as special land uses.
- the addition of site condominium regulations
- the expansion/revision of "open space development" regulations

Mr. Eidelson also recommended the removal of the AG Agricultural District from both the Ordinance text and Zoning Map. It was decided by the Planning Commission Board that this could not be justified and would not take place.

The Planning Commission will take under advisement at a future meeting all concerns, recommendations, and amendments from Mark Eidelson.

Motion to Adjourn: Harry Smith made the motion to adjourn. Bill Jones seconded. The motion passed and the meeting adjourned at 9:45 PM.

Respectfully Submitted,

Brandee Ellis, Secretary

residential opportunities suggested by the "Suburban Residential Area," the exclusion of such development forms may be viewed as unlawful exclusionary zoning.

District	Principal Uses	Minimum Lot Area	Special Notes
R-3 Medium Density Residential District	Single family and two-family dwellings	SFD: 15,000 sq. ft. TFD: 25,000 sq. ft.	This is to be a NEW District that provides for higher development densities than the current R-2 District. This District is intended to be available only where sewer is provided except to recognize existing plats that exhibit typical lot areas of between 15,000 sq. ft. and one acre. For instance, this district could be applied to those subdivisions currently zoned R-1 around Lake Allegan that exhibit lot sizes less than the new recommended minimum 1-acre lot area requirement. See Note 1 below.
R-4 High Density Residential District	Single family and two-family dwellings	SFD: 8,500 sq. ft. TFD: 15,000 sq. ft.	This is a new District that provides for higher development densities than the above R-3 District. This District is intended to be available only where sewer is provided except to recognize existing plats that exhibit typical lot areas of less than 15,000 sq. ft. For instance, this district could be applied to those subdivisions currently zoned R-1 around Lake Allegan that exhibit lot sizes substantially less than the new recommended minimum 1-acre lot area requirement. See Note 1 below.
R-MF	Multiple family dwellings.		This District would be a new District to principally address multiple family development. The Ordinance would present specific standards addressing, in part, setbacks, minimum lot acreage per dwelling unit and minimum open space acreage. This District is intended to be available only where sewer is provided. See Note 1 below.
R-MHC	Manufactured Housing Communities (mobile home parks)	Mobile Home Commission Rules and Regulations	This District would be a new district specific to manufactured housing communities. See Note 2 below.

SFD= single family dwelling, TFD = two family dwelling

Notes to Table Above:

- 1) R-3, R-4, and R-MF Districts: The Master Plan provides for high density residential development in the Suburban Residential Area (provided adequate public services), and the R-3, R-4 and R-MF Districts are intended to address such development options. The inclusion of these Districts is not mandatory at this time and even if they are introduced into the text of the Ordinance, they do not have to be delineated on the Zoning Map at this time. Officials may prefer to wait until such time that there is a demonstrated demand for such Districts and then amend the Ordinance by the insertion of the R-3, R-4 and/or R-MF districts. I believe the inclusion of such Districts in the new Ordinance now is beneficial in that it positions the township in a more proactive stance, but the Districts may be perceived by some as encouraging "inappropriate" growth and development.
- 2) MHC District: Unless the township intends to petition the Mobile Home Commission, and in the interest of making the Zoning Ordinance more user-friendly, I recommend the new Ordinance merely require that all manufactured housing communities comply with the most current development standards of the Mobile Home Commission and not list the many standards mandated by the rules. The Section 7.04(g) mobile home park regulations of the current Ordinance include numerous site development standards that exceed the Rules promulgated by the Commission. Unless a municipality petitions the Commission and successfully demonstrates that the more stringent standards are necessary due to unique conditions in the community, the law does not allow the municipality to enforce the more stringent standards. Rarely does the Commission approve exceptions to its Rules.