

VALLEY TOWNSHIP PLANNING COMMISSION MINUTES
MAY 27, 2008

Call to Order: Melodie Dobbins called the meeting to order at 7:10 PM on May 27, 2008.

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

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

Minutes: Brandee Ellis made the motion to accept the minutes from the April 22nd meeting. Melodie Dobbins seconded. The motion passed.

Discussion of M-40/M-89 Corridor-Mobile Home Park: Within the Land Use Plan there were a few “typos” that were corrected. There was discussion regarding whether or not we would keep the M-40 Suburban Residential Area (40 acres at the southwest corner of the 115th Ave and the 36th Street intersection) as is (R-1) or designate it as a “manufactured housing development”. It was decided that it would remain R-1 as this property is privately owned. A manufactured housing development would be allowed along the Commercial/Industrial Corridor. The complete paragraph regarding the M-40 Suburban Residential Area will be stricken from the Future Land Use Plan. Rusty Radloff made the motion to accept the M-40/M-89 Mixed Use Corridor with the aforementioned changes made. Melodie Dobbins seconded. After no further discussion, the motion passed by a vote of 5-0.

Discussion of Site Plan Ordinance: There were a few “typos” that were corrected. It was discussed that it should be further defined within the ordinance that not all site plans need to go through the Planning Commission. All submitted site plans first go to the Zoning Administrator for review. Single and two-family dwelling units on individual lots and residential/agricultural accessory buildings over 200 square feet can be approved by the Zoning Administrator without notice given to the Planning Commission. All site plans associated with a special use permit application must be reviewed by the Planning Commission. The Zoning Administrator will attend all site plan review hearings as a non-voting member. It was also decided that Special Use Permits should have a separate section within the Site Plan Ordinance.

Motion to Adjourn: Brandee Ellis made the motion to adjourn. Melodie Dobbins seconded. The motion passed and the meeting adjourned at 9:45 PM.

Respectfully Submitted,

Brandee Ellis, Secretary