

**VALLEY TOWNSHIP PLANNING COMMISSION MINUTES
AUGUST 26, 2008**

Call to Order: Melodie Dobbins called the meeting to order at 7: 15 PM on August 26, 2008

Roll Call: Melodie Dobbins, Brandee Ellis, Paul Shamblin, Harry Smith, Rusty Radloff. Bill Jones had an excused absence. Also present was Rhonda Mallory, who will be replacing Brandee in September.

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

Minutes: Melodie made the motion to accept the minutes from the July 22 meeting. Rusty seconded. The motion passed.

Comments from public on non-agenda items: There were no comments.

Old Business: Landscaping and screening requirements were completed. There was one minor change to section B stating that all landscaping shall be shown on the landscape plan and not just landscaping within 10 feet of the perimeter of a building. The updated copy will be presented to Attorney Lohrstorfer for approval. Melodie would like to add to our list of definitions: Plot Plan and Landscape. Paul will bring a list of what should be included in plot plans to our next meeting.

By-laws ordinance: There were a few further changes to our proposed by-laws including a section regarding absences allowed and removal processes. It was also added that the township board representative term on the planning commission shall coincide with their elected term of office. A copy of the city of Fennville's planning commission ordinance of 2008 was reviewed and it was decided that we would utilize their section 102C regarding membership appointments as well as their membership representation within the community. These changes being made, a revised copy will be available for review at our next meeting. The open space and the sign ordinances were again tabled until a later date.

New Business: The home occupation ordinance was reviewed and it was decided to make following change: it would state that all type II home occupations would require approval by the Planning Commission as a special land use. It was mentioned by Paul that it was a little confusing regarding what was allowed in which zoned area. It was discussed and decided upon that in revising this ordinance that bold print be used to differentiate between the types of home occupations. A revised copy will be available for review at our next meeting.

Rhonda Mallory was introduced as the replacement for Brandee Ellis. Per PA 33 of 2008, The Michigan Enabling Act, an employee of the township may not sit on the Planning Commission.

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

Respectfully Submitted,

Brandee Ellis, Secretary