

VALLEY TOWNSHIP PLANNING COMMISSION MINUTES
September 23, 2008

Call to Order: Melodie Dobbins called the meeting to order at 7: 00 PM on September 23, 2008.

Roll Call: Melodie Dobbins, Paul Shamblin, Harry Smith, Rusty Radloff, Bill Jones, and Rhonda Mallory were present.

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

Minutes: Melodie made the motion to accept the minutes from the August 26 meeting. Rusty seconded. The motion passed.

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

Old Business:

1. **List of Definitions.** Paul will bring the list of definitions for the Plot Plan next month.
2. **By Laws.** The By Laws were approved with the following change to paragraph one: "The following rules of procedure are hereby adopted by the Valley Township Planning Commission to facilitate the performance of its duties as outlined in the Township Planning Act, Public Act 168 of 1959, as amended by Public Act 33 of 2008, The Michigan Planning Enabling Act (PEA), effective September 1, 2008, and it is now desired to repeal the existing By Laws and adopt these By Laws to insure proper record of the action is created."
3. **Landscaping Ordinance.** This was completed at the August 26 meeting.
4. **Home Occupation.** There was discussion regarding the maximum floor area limitations for home occupations. It was decided to take out the stipulations and consider each request separately. There was discussion regarding adding a stipulation that permits would not be considered for Type II Home Occupations for lake lots and tight residential properties. Rusty mentioned that since all permits are reviewed separately, we would have the opportunity to approve or deny any request at that time. It was decided to leave it without additional stipulations for certain properties. There was discussion regarding the storage of chemicals and whether the township had acceptable limitations in place. It was decided that what was written was adequate. With other minor changes, a revised copy will be available for review at our next meeting.

New Business:

1. **Sign Ordinance.** Paul had concerns with section 11.12, g., on the legality of controlling the content of signs. The Board would like to get legal instruction on this prior to adoption of this ordinance. It was decided to ask Bill Brown to call Attorney Lohrstorfer on this. There was discussion regarding the size of allowable signs and the regulation of temporary signs. It was decided that this ordinance be reviewed again at the next meeting.
2. **Open Space Ordinance.** Copies were distributed and this will be reviewed at the next meeting.

Motion to Adjourn: Harry made the motion to adjourn. Rhonda seconded. The motion passed and the meeting adjourned at 8:52 PM.

Respectfully Submitted,

Rhonda Mallory, Secretary