

VALLEY TOWNSHIP PLANNING COMMITTEE MINUTES
January 27, 2009

Call to Order: Melodie Dobbins called the meeting to order at 7:01 PM on January 27, 2009.

Roll Call: Paul Shamblin, Harry Smith, Melodie Dobbins, Bill Jones, and Rhonda Mallory. Brandee Ellis had an excused absence.

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

Minutes: Melodie made the motion to accept the minutes from the November meeting. Harry seconded. The motion passed.

Comments on non-agenda items: It was noted that Brandee Ellis had replaced Rusty Radloff on the Board.

Old Business:

1. Definition of Plot Plan: Paul drafted a Plot Plan for Valley Township. As it was reviewed, it was discovered that our Site Plan Review was a more in depth document and covered the necessary items for this subject. Paul will review this and make recommendations for additional handouts, examples, and additions if necessary. We would like a document to hand out to the public with examples when necessary. Discussion was also made regarding the wording "Plot Plan" and "Site Plan" being interchangeable. It was decided to use "Site Plan" in all of our documents to remain consistent and not confuse the public.
2. Special Land Use:
 - a. R-1 Rural Estates District. Section 6.02.b. Paul said we cannot have this stipulation for migratory workers. It was decided to leave it as is and see what the attorney comes back with after his review. Also, a change to 6.02.f. will be made referencing the necessary application available at the Township Hall.
 - b. R-2 Low Density Residential District. Mel asked Brandee to research the referenced Amendment in section 7.04.c. She did not find the amendment, only a Notice to the Public in February 2002. Mel and Brandee will research this further and if no other documentation is found, it was decided that we would need to go through the amendment process for this again. Also, Bill asked if Section 7.04.d. met with the Health Department standards. Paul will check into this and report back to the Board.
 - c. C-1 Neighborhood Business District. It was decided to include Section 8.03 in with Section 8.02 making 8.03.a. and 8.03.b. into 8.02.c. and 8.02.d.
 - d. C-2. Mel researched and reported to the group that we do not have, nor do we foresee, any property or zoning for this. It was decided to delete Chapter 9 because all possible references would be covered elsewhere in our ordinances.
 - e. I-1 Industrial District. Changes were made to Section 10.01 referencing our desire to restrict heavy manufacturing. Mel referenced our Master Plan and it was agreed that

if changes are needed in the future, it would be noted and amendments made if necessary.

3. Adult Entertainment Use: We do not yet have an ordinance for this subject. Mel brought the Allegan Township Zoning Ordinance as a sample and it was decided that we would write up and review this for Valley Township. Rhonda will bring copies to next month's meeting for this review.

New Business:

1. Wind Energy Policy Issues: Mel reported that the training in December was excellent and that she had materials for model ordinances for our review that she will bring to our next meeting.

Motion to Adjourn: Rhonda Mallory made the motion to adjourn. Melodie Dobbins seconded. The motion passed and the meeting adjourned at 9:15 PM.

Respectfully Submitted,

Rhonda Mallory, Secretary