

## VALLEY TOWNSHIP PLANNING COMMISSION MINUTES

February 24, 2009

**Call to Order:** Melodie Dobbins called the meeting to order at 7:12 PM on February 24, 2009.

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

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

**Minutes:** Bill made the motion to accept the minutes from the January meeting. Brandee seconded. The motion passed.

**Comments on non-agenda items:** The agenda was amended to include Master Plan discussion under New Business. Also, Mel recommended that our Ordinances be reviewed by the Township Board prior to being reviewed by our attorney to minimize legal costs.

### Old Business:

1. Plot Plan: Paul supplied an info sheet to be included with the Zoning Inspection Application. It was decided to table this until we have more information as Harry brought up the necessity of whether the seller in a Land Contract situation has the right/authority to approve improvements.
2. Zoning Districts:
  - a. R-1 Rural Estates District. Mel checked with our attorney on the wording for migrant workers. He said it was legal and it was decided to keep it in the ordinance. Bill motioned to approve the Ordinance and Harry seconded the motion.
  - b. R-2 Low Density Residential District. No amendment was found for Section 7.04.c. It was decided to delete the reference as the noted footage has been our standard for many years. Bill checked with the Health department on section 7.04.d. and found it meets with their standards as well. We will insert the wording from our old ordinance on yard, garage, and porch sales in section 7.02.c. After insertion, Brandee motioned to approve the Ordinance, Bill seconded the motion.
  - c. C-1 Neighborhood Business District. Changes noted for last sentence of 8.01. Brandee motioned to approve the Ordinance, Bill seconded the motion.
  - d. I-1 Industrial District. Night sky lighting was discussed. Bill noted that the proper term is "low light pollution". Mel will check her information and make any changes prior to the Valley Township board meeting on March 10<sup>th</sup>. Rhonda made the motion to approve the ordinance with possible word change, Brandee seconded the motion.
3. Adult Entertainment Use: This may be a section in our future Special Use/Controlled Use Ordinance. Rhonda made the motion to approve the ordinance until that time and Brandee seconded the motion.

**New Business:**

1. Master Plan: our attorney recommended to Mel that we go ahead and amend our plan and map to correct the southeast mobile home park designation. We went over the procedures for this noting that the Township Board has already approved our amended Master Plan. Brandee and Rhonda will coordinate the mailing of the Notice to amend our Master Plan along with the Amended Master Plan by March 6<sup>th</sup>. We tentatively set the date for the Public Hearing for April 28<sup>th</sup>. Brandee will handle the notice to the newspapers.
2. Ag District: The elimination of the Ag district and the rezoning of it to R-1 was previously discussed. It was decided to not proceed with that change, but to rezone as the new ordinance outlines. Our attorney had previously recommended changes as well. The new ordinance allows for the sale of 2 acre parcels (not 20 acres) which will benefit our residents. Upon the sale of property, it would be automatically reclassified as R-1. Bill motioned to approve this ordinance and Brandee seconded the motion.
3. Wind Energy Policy Issues: Mel provided three ordinances to use as a reference for our future ordinance. All members were asked to review them prior to next month's meeting and to take into consideration shadow flicker, safety, noise, vibration, and electrical and satellite interference.

**Motion to Adjourn:** Bill made the motion to adjourn. Harry seconded. The motion passed and the meeting adjourned at 9:12 PM.

Respectfully Submitted,

Rhonda Mallory, Secretary