

VALLEY TOWNSHIP PLANNING COMMISSION MINUTES
May 26, 2009

Call to Order: Melodie Dobbins called the meeting to order at 7:02 PM on May 26, 2009.

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

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

Minutes: Rhonda made the motion to approve the minutes from the April meeting. Mel seconded. The motion carried unanimously.

Agenda: Harry made the motion to approve the May agenda and Mel seconded the motion. The motion carried unanimously.

Public Hearing on Amendment to Master Plan and Map: Mel explained the changes and reasons for the changes (Southeast Mobile Home Park and M-40/M-89 Corridor. Paul mentioned our desire to have a mobile home park along the Corridor and that the change does not mean we are opposed to mobile home parks. Comments and questions from the public were entertained. Harry motioned to approve the Amended Master Plan and Map and Rhonda seconded the motion. The motion carried unanimously. The Plan will be sent to the Township Board for adoption.

Old Business:

1. Bylaws: Our attorney recommended changes to our bylaws and sent a template to Mel to use as an outline. Mel made the changes and submitted the revised bylaws to the Commission for approval. Rhonda motioned to adopt the bylaws and Harry seconded the motion. The motion carried unanimously to adopt the bylaws.
2. Ordinances: discussion tabled.

New Business:

1. Land Planner: Mel reported that we had received \$500.00 and may receive an additional \$500.00 from the Township to be used for a Planner to assist us in writing and revising ordinances. She had discussions with Bill Brown concerning our frustration over our progress. She mentioned that we started revising ordinances in May of 2008 and none are complete today. Our attorney also recommended using a planner as it is not his field of expertise. Paul had concerns that we would be paying double—the planner and then the attorney. Mel replied that the ordinances would not require an attorney review unless the Township Board had concerns and sent to the attorney. Harry said a planner would be able to help plan out the ordinances rather than continuing to entertain new Ordinances as needs arise rather than what could be more beneficial and important. All agreed that our diligence has been commendable and we have accomplished a lot even though it may not seem like it

at times. Mel said her goal is to have all ordinances written so they are understandable and have them organized well. Her goal is to have the Township approve the \$8-10K that it would cost to have the Planner help us complete all of our ordinances but realizes that we have to make the best with what we have been given currently. She will speak to Mark about our priorities and make sure that the \$500.00-1000.00 is spent wisely.

Open Discussion: There was a question from the public whether we were going to use this Master Plan change as the one required every five years. Mel responded that we may, but will wait until after the census to see if another will be necessary. Bob Dobbins commented that he thought the Planning Commission will benefit from using the Planner to assist in revising and creating ordinances and he also feels that we are doing a good job. It was discussed by all that the Planner could save us time and money. We would have the peace of mind that the ordinances were written correctly and the Township's needs and desires would be protected and also potentially be able to reduce our meetings to four times a year once it all is completed which would reduce costs further.

Motion to Adjourn: Paul made the motion to adjourn. Mel seconded. The motion carried unanimously and the meeting adjourned at 7:50 PM.

Respectfully Submitted,

Rhonda Mallory, Secretary