

VALLEY TOWNSHIP PLANNING COMMISSION MINUTES

June 23, 2009

Call to Order: Melodie Dobbins called the meeting to order at 7:01 PM on June 23, 2009.

Roll Call: Harry Smith, Melodie Dobbins, Paul Shamblin, Brandee Ellis, Tony Garofalo (replacing Bill Jones on the Planning Commission), and Rhonda Mallory were present.

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

Minutes: Tony made the motion to approve the minutes from the May meeting. Brandee seconded. The motion carried unanimously.

Agenda: Brandee made the motion to approve the June agenda and Tony seconded the motion. The motion carried unanimously.

Old Business:

1. **Ordinances:** Mel explained that we received only the initial \$500.00 from the Township to use for a planner. She spoke to Mark and he felt that was not enough to begin reviewing our ordinances. He will send us a report and keep things open in case we need him in the future. He did mention that our Site Plan Review seemed a bit disjointed. Mel would like us to start with that ordinance and will ask our attorney if he has a template we could use for it. Bill Brown, Valley Township Supervisor, visited and said he would like to help us coordinate with Cheshire and Trowbridge Townships and see if we could help each other as we do not have funds available to hire an outside planner. He will also help us by writing a grant to ask for funds for the purpose of updating and revising our ordinances. This grant does not require matching funds and the deadline for this grant is September 1, 2009. He will send a draft to the Commission prior to submission. Mel recommended that we go over all or most of our ordinances because some are not in line with our Master Plan. Harry noted that we made our ordinances too simple and people can get around them if they wish. Tony observed that the Attorney General (website) may have templates we could use as a starting point. Mel also noted that she found that the information she obtained from Michigan Township Services was not all required (PA 110 and 33) or correct. We do not wish to attend their training sessions in the future.
2. **Camping:** Mel began this discussion by referring to a list of concerns and subjects relating to this subject. She said this was just a starting point and that these were her thoughts but that they were not more important than anyone else's thoughts or concerns. It was mentioned that we should begin by defining camping, size of camper/tent, size of lot vs. campers/tents, and time allowable. Penalties and licenses or permits were also discussed. Mel did mention that Bill Brown had mentioned that he would like us to create this ordinance. As the discussion continued, it became clear that we all need to research this further before decisions could be made. We feel that current ordinance covers squatters, etc. and that no

one will be harmed if we take our time investigating and researching this topic. Harry, among others, mentioned he is hesitant to put down strict rules for this. We will revisit this topic monthly until it is complete.

New Business:

1. Land Planner: covered under Ordinances (Old Business).
2. Road Committee: Harry submitted a "Future Road Projects" list compiled by the Valley Township Road Committee. He would like us to review this and make suggestions prior to the next Road Committee meeting in four (4) months. He also informed us that we receive approximately \$60K/year for roads and that \$20K is spent on dust control. We are one of only a few townships with this low of a millage. They would like to see this increased in the future, but realize that this may not be possible for quite some time. Numbers one (1) and two (2) on the list should recoup the costs within four years.

Open Discussion:

1. Brandee brought up the Consumer's Energy Allegan Dam Emergency Action Plan Meeting on September 1, 2009. Scott Corbin asked that we have one or more members attend. Tony and Mel agreed to attend the meeting.
2. Tony requested copies of all the ordinances that we have revised. Rhonda will email these to Karen to print off for him.
3. Brandee said the attorney called and requested the ordinance/resolution that established the Planning Commission. Brandee will email this to him.
4. Mel requested that all Planning Commission members bring a copy of the Master Plan to the next meeting to review along with the Site Plan.
5. Mel told us that John will be sending us a list of the mandated changes/requirements for Public Acts 110 and 33.

Motion to Adjourn: Tony made the motion to adjourn. Mel seconded. The motion carried unanimously and the meeting adjourned at 8:45 PM.

Respectfully Submitted,

Rhonda Mallory, Secretary