

VALLEY TOWNSHIP PLANNING COMMISSION MINUTES

July 28th, 2009

Call to Order: Melodie Dobbins called the meeting to order at 7:05 PM on July 28, 2009.

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

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

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

Agenda: Brandee made the motion to approve the July agenda and Mel seconded the motion. The motion carried unanimously.

Old Business:

1. Mark Eidelson's (Landplan) Letter: Mel brought a letter from Mark stating that no charges were incurred over the last few months. He would charge us \$13-18K to go over all of our Ordinances and have everything updated.
2. John Lohnstorfer Comments: John gave us recommendations to follow for the Enabling Act. We will begin reviewing these as soon as possible.
3. Camping Ordinance: (We had a resident, Rodney DeYoung, visit for this discussion. He lives on Taft Road and currently has one to three campers on his property year round. He came to hear any concerns and to give us feedback regarding this Ordinance.) Septic systems were discussed and Paul defined the State laws and Health Department regulations for them. Mel explained that Paul is an advisor to the Planning Commission and gave Mr. DeYoung the background information on why has become necessary to write an Ordinance for camping. There was open discussion regarding maintenance, noise, number of campers, length of time, property value for surrounding homes, and septic issues. Camping permits were discussed as well. Rhonda recommended that for long term camping, an approved septic system should be installed. Without this, surrounding lots could become contaminated by long term exposure to human waste. Port-a-Potty's were discussed as a possible solution as well. Time periods for compliance to this new Ordinance was suggested. It was recommended that any restrictions on camping for vacation purposes be tabled. Camping on a long term basis will need to be revisited again.

New Business:

1. Master Plan review: Mel noted that our Zoning must match our Master Plan. Our objective is to have single family housing be our principal housing. The M40-M89 Corridor is the location we encourage for apartment complexes, day care centers, etc. Our Ordinance needs to match our Master Plan for this. The 15,000 square foot requirement should be expanded

(page 4-5, section 6). We will discuss this after reviewing the Ordinance and Master Plan. Brandee will make copies of the Master Plan for all Planning Commission members and we will refer to it often when reviewing Ordinances in the future.

Open Discussion:

1. Brandee told us that the grants Bill Brown had discussed last month will not happen after he was able to research them. He will continue looking for ways to assist the Planning Commission in its efforts to have outside assistance updating our ordinances.
2. Brandee said the Ordinance to Establish the Valley Township Planning Commission will be published and effective August 11, 2009.

Motion to Adjourn: Mel made the motion to adjourn. Rhonda seconded. The motion carried unanimously and the meeting adjourned at 8:55 PM.

Respectfully Submitted,

Rhonda Mallory, Secretary

DRAFT