

VALLEY TOWNSHIP PLANNING COMMISSION MINUTES
August 25th, 2009

Call to Order: Melodie Dobbins called the meeting to order at 7:03 PM on August 25, 2009.

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

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

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

Agenda: Melodie noted an addition of the Trowbridge Master Plan review under New Business. Rhonda made the motion to approve the August agenda and Tony seconded the motion. The motion carried unanimously.

Old Business:

1. Camping Ordinance: We had a resident, Rodney DeYoung and his father-in-law, visit for this discussion. He lives on Taft Road and currently has one to three campers, including his father-in-law, on his property year round. He came to hear any concerns and to give us feedback regarding this Ordinance.
 - a. Septic systems were a primary concern for all. Mr. DeYoung investigated the cost of a septic system and found that it surpassed his needs. The Health Department requires a system with a 750 gallon tank. He only uses 140 gallons annually. He has begun using Dumont Lake Campground services for public dumping of waste at a charge of \$15.00 each time. He is keeping the receipts for proof of proper waste disposal on his property for future reference. It was noted that the Health Department prefers a septic system but does allow for private dumping of waste and has requirements in those cases. It was decided that our Ordinance should read “campers are required to comply with the Allegan County Health Department requirements for the disposal of sanitary waste.”
 - b. Camping permits in general were discussed and it was decided that due to fire and emergency purposes, permits should be required for camping on vacant property at all times. These permits would be accessible at the Valley Township Hall and online. Continuous camping and temporary residences on non-vacant property should be dealt with under the property variance review process.
 - 1) All permit recipients would receive a list of camping requirements to include regulations for dumping, campfires, setbacks, noise, etc.
 - 2) If the permit requested camping privileges for over one year (continuous camping), other conditions must be met. Property setbacks of 10 feet from property lines were recommended for any camping trailer, tent, etc. RV’s

would need to be registered with the Township. Rhonda suggested that prior to issuing permit or certificate of compliance, neighbors within 300 feet should be notified similar to property variance situations so they would have the opportunity to object or recommend the permit. It was also agreed upon that such properties be inspected annually. Along with the proper disposal of waste, electrical requirements should be met and reviewed for safety purposes.

- c. We would like to have our draft copy of this Ordinance to review prior to our September meeting. Tony, Mel, and Rhonda will plan a meeting to put this together as schedules allow and email or mail copies to all Commission members.
2. Master Plan: Mel distributed bound copies of our Master Plan to all Planning Commission members to use for reference and guides when reviewing and creating Ordinances.

New Business:

1. Trowbridge Master Plan review: Mel brought the Trowbridge Township proposed changes/updates to their Master Plan for review. It was decided that she would review it and let us know if there were items of concern or points of interest for Valley Township.

Open Discussion:

1. None.

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

Respectfully Submitted,

Rhonda Mallory, Secretary