

**VALLEY TOWNSHIP PLANNING COMMISSION MINUTES**  
**February 23, 2010**

**Call to Order:** Melodie Dobbins called the meeting to order at 7:06 PM on February 23, 2010.

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

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

**Minutes:** Brandee made the motion to approve the minutes from the January meeting. Mel seconded the motion. The motion carried unanimously.

**Agenda:** Rhonda made the motion to approve the February agenda and Brandee seconded the motion. The motion carried unanimously.

**Old Business:**

1. Camping Ordinance: Mel reported that the Township was not able to get to this Ordinance at there last meeting. It is on their agenda for the next meeting.
2. Temporary Housing Ordinance: Mel reported that we are waiting for comments regarding this Ordinance from our attorney. After further discussion among the Commission, it was decided that we feel our current Ordinances are sufficient. Brandee made the motion to table this Ordinance indefinitely. Rhonda seconded the motion. The motion carried unanimously.

**New Business:**

1. Implementation of Chapter 5 of Master Plan: It was discussed that we should begin with reviewing the Special Land Use section of this chapter and make sure that our Ordinances reflect this appropriately. More definitions and terms would need to be added as well. It was also recommended that we clarify for our residents what is happening with Agricultural Zoning. We could develop a page "flyer" and reference the State Farm Act as well as an appendix for reference materials. This page could be attached to our Ordinance.
2. Budget: Mel reported that this is not complete yet. We did lose our \$500 allowance for consultant fees. Training and mileage expenses will be submitted to Mel for review in the future.
3. Annual Report: Rhonda submitted an up-to-date copy for review. We have this February meeting and the March meeting that will need to be included as well. Rhonda will bring the updated report to the April meeting and it will be submitted to the Township once approved by the Commission.

**Open Discussion:**

1. Wind Energy Ordinances: Brandee brought up this topic after discussion with Sally Burgess, Assistant Assessor. Previous area studies have stated that Valley Township was not a suitable area for these Wind Energy Systems. Since the study, Wind Energy Systems have become a reality for Dorr Township and we need to be prepared. We have 54,000 acres of land in our State forest. High considerations for this Ordinance discussed were shadow flicker, sound, and the size of these turbines. Brandee noted that the Wayland Clerk is very knowledgeable and distributed a copy of their Ordinance to all Commission members. It was recommended that we should send our attorney the Wayland Ordinance and get him working on this with us to expedite the process. Bill Brown, Valley Township Supervisor, stated his desire to have the Commission research and write a Wind Energy Ordinance as soon as possible. He noted that we do not have a machine to measure decibels in Valley Township at this time and money is tight. Sound issues along with many areas will need to be researched and considered for this Ordinance. It was decided that this topic would be prioritized at the top of our list and all Commission members were asked to research this topic as much as possible prior to the March meeting.

**Motion to Adjourn:** Rhonda made the motion to adjourn. Mel seconded the motion. The motion carried unanimously and the meeting adjourned at 8:15 PM.

Respectfully Submitted,

Rhonda Mallory, Secretary