

VALLEY TOWNSHIP PLANNING COMMISSION MEETING MINUTES OF TUESDAY MAY 25, 2010

Call to Order: Chair Melodie Dobbins called the meeting to order at 7:02 pm.

Roll Call:

Members present: Harry Smith, Tony Garofalo, Brandee Ellis, Melodie Dobbins, Carol Browne

Consultant: Paul Shamblin

The Pledge of Allegiance was recited.

Minutes: Tony Garofalo made a motion to accept the minutes from the April 26, 2010 Planning Commission meeting. Brandee Ellis seconded. Motion approved.

Approval of Agenda: Brandee Ellis made a motion to accept the draft agenda as presented. Harry Smith seconded the motion. Motion approved.

Old Business:

Election of Planning Commission Members

1. Rhonda Mallory resigned as secretary. Carol Browne is taking her place.
2. Melodie Dobbins asked to step down as Chair. Melodie moved that Tony Garofalo be elected as Chair beginning with the June, 2010 meeting. Harry seconded. Motion approved.

New Business:

Camping Ordinance

Brandee Ellis presented the final draft of the camping ordinance. There will be a public meeting on June 22nd to discuss the ordinance.

Zoning Administrator Responsibilities

Paul Shamblin was asked to outline the responsibilities of the Zoning Administrator and the Building Inspector. He explained the differences and responsibilities of each. He explained the benefit of having a building inspector at the township who can provide assistance and help with filling out applications. People will no longer have to drive to Dorr but will be able to turn in their permits and applications locally. He also explained that the township will be better informed and in a more timely manner.

Chair Melodie Dobbins inquired about Dr. Shamblin's qualifications to inspect wind turbines if any were built in Valley Township. Dr. Shamblin assured Commission members that as a

mechanical engineer he is well qualified to oversee the planning and inspection of wind turbines following state mandates and guidelines. He pointed out that it is still up to townships to ensure that plans meet all requirements.

Chair Dobbins stated that she felt the public should have had input before the wind turbine ordinance was passed. Dr. Shamblin stated that the Planning Commission's duty is to protect the land and the citizens of Valley Township. Brandee Ellis stated that the ordinance was designed to protect people who built turbines as well as the township.

Review Wind Turbine Ordinance

Chair Dobbins stated that recommendations from the Commission were presented to the Township Board. The notice will be in the paper. Brandee Ellis stated that it was important to get an ordinance on the books because companies are advertizing and trying to sell turbines to the public.

Review of Valley Township Master Plan

Chair Dobbins asked commission members to review the Master Plan for any conflicts with current Zoning Ordinances. The Planning Commission will begin discussion of the review at the next meeting.

Open Discussion on non-agenda items

No items for discussion.

Adjournment

Brandee Ellis moved to adjourn the meeting. Tony Garofalo seconded. Motion approved. Meeting was adjourned at 7:48 pm.

Respectfully submitted,

Carol S. Browne, Secretary