

VALLEY TOWNSHIP PLANNING COMMISSION MEETING MINUTES OF TUESDAY JULY 27, 2010

Call to Order: The meeting was called to order at 7:00 pm.

Roll Call:

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

Consultant: Paul Shamblin

The Pledge of Allegiance was recited.

Minutes: The June 22nd, 2010 Planning Commission minutes were approved as read.

Approval of Agenda: The June 22, 2010 Planning Commission agenda was approved with two additions. Camping Ordinance report was added under old business and Zoning Administrator's Report was added as an additional item.

Zoning Administrator's Report

A request for 2 acres to be used for horse pasture violates five requirements of the large animal ordinance in Valley Township. The issue can not be resolved without a variance from the ZBA. The Planning Commission needs to be aware of this situation.

Old Business

Camping Ordinance

The camping ordinance was reviewed by the Allegan County Planning Commission and approved without comment. The Allegan County PC secretary apprised the VTPC of forms that are useful for review prior to sending them ordinances.

New Business

Review of Wind Energy Ordinance

After the Wind Energy Ordinance was approved by the Valley Township Board it was sent to an Allegan County Commissioner by a PC member for review because there were questions with regard to the ordinance being a stand alone ordinance rather than a land use ordinance.

Discussion resulted in the following motion. The Wind Energy Ordinance will be sent to the Allegan County Planning Commission as a zoning ordinance, go through a public hearing and back to the VT Board for their approval.

Motion failed for lack of a second.

Continued discussion resulted in the recommendation that the Chair contact the township attorney to discuss the need for a public hearing on the ordinance to ensure that the township has followed all legal protocols. The Chair will report back at the next meeting.

Report on Allegan County Planning Commission seminar

Review of responsibilities of the ACPC revealed that most tasks are being handled by other county offices or agencies which raised the question as to the need for the planning commission. The County Board of Commissioners will address this question and review the functions of the county planning commission.

Report on MTA Seminar on Planning Commission Procedures

The seminar focused on guidelines for good decision making; suggested using professional planners as guides, relying on plan commission members to do more of the work. The speaker also suggested being prepared, doing your homework and speaking up for your point of view. Don't be afraid to do what you think is right for the township and fix mistakes as soon as they are found.

Open Discussion on non-agenda items

Comments by Chair: Any concerns on the part of Planning Commission members should be brought to the attention of the Planning Commission. Communication is important to doing our job and will keep us informed.

Adjournment

Meeting was adjourned at 8:15 pm.

Respectfully submitted,

Carol S. Browne, Secretary