

VALLEY TOWNSHIP PLANNING COMMISSION MEETING MINUTES OF TUESDAY November 22, 2011

Call to Order: The meeting was called to order at 7:04 pm by Chair Garofalo.

Roll Call:

Members present: Harry Smith, Carol Browne, Brandee Ellis, Fred Lewis, Tony Garofalo

Excused Absence: Paul Shamblin, Zoning Administrator

The Pledge of Allegiance was recited.

Minutes: Brandee Ellis made a motion to approve the minutes supported by Tony Garofalo. The October 25, 2011 Planning Commission minutes were approved as read.

Approval of Agenda: Brandee Ellis made a motion to approve the Agenda supported by Harry Smith. The November 22, 2011 Agenda was approved as presented.

Old Business:

A. Medical Marihuana Ordinance

PUBLIC HEARING ON MEDICAL MARIHUANA ORDINANCE CONVENED (7:06 PM)

Chair Garofalo summarized the evolution of the proposed medical marihuana ordinance. At the advice of counsel, the proposed ordinance will become an amendment to the current zoning ordinance of Valley Township. Discussion of the ordinance's application to all zoning classifications resulted in the addition of the words "in all zoning classifications" being added to Section 21.06 at the end of the first sentence.

Question from audience member Melody Dobbins: How will the zoning officer know about infractions of the ordinance? Chair Garofalo replied that as with most of our ordinances, investigation will occur when there is a complaint made to the township.

After further discussion, a motion was made by Brandee Ellis and supported by Fred Lewis to approve the Medical Marihuana Ordinance as amended. A roll call vote resulted in unanimous passage of the ordinance. It will be forwarded to the Valley Township Board and published in the paper.

Chair Garofalo commented that our township attorney praised the Valley Township Medical Marihuana ordinance as one of the best he has seen.

PUBLIC HEARING ON MEDICAL MARIHUANA ORDINANCE CLOSED (7:43 PM)

B. Wireless Communication Structures and Facilities

VALLEY TOWNSHIP PLANNING COMMISSION MEETING MINUTES OF TUESDAY November 22, 2011

A draft of an amended wireless communication ordinance was presented. Discussion resulted in several additional changes and clarifications. Brandee Ellis made a motion to accept the amendments to the Wireless Communication Zoning Facilities and Structures, Ordinance 212. A roll call vote resulted in unanimous passage of the amendments. The amended ordinance will be forwarded to the Township Board.

C. Report on Outcome of November 12, 2011 Workshop on Alternative Heating

The workshop held by Paul Shamblin, Zoning Administrator was very informative. Several types of furnaces and fuels were presented with advantages and disadvantages of each. Rose Ann Wendt discussed implications for fire insurance coverage. This type of workshop was a worthwhile effort on the part of the Township Planning Commission and should be offered again. Attendance might be improved through better notification to the community.

New Business:

No New business

Zoning Administrator Report

No report

Open Discussion on Non-Agenda items

ZBA Workshop: Tony Garofalo and Fred Lewis attended. The advice of workshop leaders was to try to state clearly what is being done and to carefully follow due process. It was stated that zoning laws can't be used to prevent the use of land from its usage prior to a change in the zoning law.

Harry Smith asked about finding a company to take tires for free. Chair Garofalo stated there wasn't enough resident response to warrant paying a company to dispose of them. Abandoned tires in the township continue to be a problem. Tony will inquire about other options for getting rid of tires. Would it be possible to have something available in conjunction with the township clean up days?

Reminder there is no December Planning Commission meeting. The next meeting is January 24, 2012.

Adjournment

Fred Lewis made a motion to adjourn supported by Brandee Ellis. Meeting adjourned at 8:05 pm.

Respectfully submitted,

Carol S. Browne, Secretary