

**VALLEY TOWNSHIP PLANNING COMMISSION MEETING MINUTES OF TUESDAY March 27, 2012**

**Call to Order:** The meeting was called to order at 7:00 pm by Vice Chair Smith.

**Roll Call:**

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

Absent: Tony Garofalo and Zoning Administrator, Paul Shamblin

**The Pledge of Allegiance was recited.**

**Minutes:** Brandee Ellis made a motion to approve the minutes supported by Fred Lewis. The February 21, 2012 Planning Commission minutes were approved as read.

**Approval of Agenda:** Fred Lewis made a motion supported by Brandee Ellis to approve the Agenda of March 27, 2012. Agenda was approved.

**Old Business:**

A. Wireless Communication Structures and Facilities

**Public Hearing on Wireless Communication Structures and Facilities opened at 7:04 pm.**

A memo was received from Attorney John Lohrstorfer making several suggestions to the Wireless Communication ordinance:

- (1) that the entire ordinance be incorporated into section 11.20 of the Valley Township Zoning Ordinance
- (2) a definition section be added
- (3) a new section entitled "co-location and separation requirements" be added
- (4) Sections 8, 9, 10 be removed and a section as to when the amendment takes effect be added

He also questioned the authority under which a franchise fee could be charged by the Township.

Discussion resulted in acceptance of the attorney's suggestions and a decision to gather further information on the township's ability to charge a franchise fee for a cell tower. There were no questions from the audience. Voting on The Wireless Communication Structures and Facilities ordinance was tabled until April 24, 2012.

**Public Hearing on Wireless Communication Structures and Facilities closed at 7:12 pm**

B. . Request for a Special Use Permit for a Home Business - Micro Brewery

Mr. LaPonsie and his son met with the Planning Commission to discuss his request for a Special Use Permit for a Home Business- Micro Brewery. Mr. LaPonsie stated that he anticipated one or two trucks per month would transport his beer to a local distributor. He anticipates producing about two barrels or 60 gallons each week. He stated that he has met all requirements from the state. He has two acres in one parcel and has purchased an additional four acres of an adjacent parcel. He does not anticipate enlarging his business in the near future. If he finds that he wants to enlarge he will request that change in writing to the Planning Commission. The Planning Commission thanked Mr. LaPonsie and his son for

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meeting with them. A Public Hearing on this request will be held on April 24th during the regularly scheduled Planning Commission meeting. Neighbors of Mr. LaPonsie will be informed of the meeting by letter and be encouraged to attend the Hearing.

**New Business:**

**A. Annual Report**

The 2011-2012 Annual Report will be submitted at the April meeting for review and approval prior to being submitted to the Valley Township Board. Copies will be available prior to the meeting for Commission members to review.

**Zoning Administrator Report**

No report

**Open Discussion on Non-Agenda items**

A reminder that Tony Garofalo and Fred Lewis are to meet with Trustee Dobbins next Tuesday at 5:30 pm at the Township.

**Adjournment**

Brandee Ellis made a motion to adjourn supported by Fred Lewis. Meeting adjourned at 7:34 pm.

Respectfully submitted,

Carol S. Browne, Secretary