

VALLEY TOWNSHIP PLANNING COMMISSION MEETING MINUTES OF TUESDAY April 24, 2012

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

Roll Call:

Members present: Brandee Ellis, Harry Smith, Carol Browne, Fred Lewis, Tony Garofalo and Zoning Administrator, Paul Shamblin

The Pledge of Allegiance was recited.

Minutes: Harry Smith made a motion to approve the minutes supported by Brandee Ellis. The March 27, 2012 Planning Commission minutes were approved as read.

Approval of Agenda: Harry Smith made a motion supported by Fred Lewis to approve the Agenda of April 24, 2012. Agenda was approved.

Old Business:

A. Public Hearing on Special Use Permit for a Home Brewery located at 2044 36th Street opened at 7:04 pm.

Chair Garofalo asked if there were any questions or comments from the audience. Mr. and Mrs. Dedrich (Steven and Denise) of 2024 36th St. asked if they could get more information on the request. Chair Garofalo asked Mr. LaPonsie to give the same explanation he had given earlier to the Planning Commission. Mr. LaPonsie stated he was interested in producing about two barrels or 60 gallons of beer each week and anticipated one or two trucks per month would transport his beer to a local distributor.

Discussion from the Planning Board assured the audience that there would be oversight from the Township and that Mr. LaPonsie would return to the Township with a different request if his business was a success and he wanted to enlarge it.

Mr and Mrs. Dedrich stated their concern was an increase in taxes due to the business and the traffic from trucks on their road. Chair Garofalo stated he couldn't speak for the assessor but did not anticipate any change in their taxes due to a brewery on a neighbor's property.

Chair Garofalo requested a roll call vote on the application for special use permit. A roll call vote resulted in unanimous approval for the brewery as stated in the application.

Public Hearing on Special Use Permit for a Home Brewery closed at 7:22 pm

B. Wireless Communication Structures and Facilities

This item was tabled from the March meeting. The question of the Township's ability to charge a fee for a franchise had not been answered. The Township attorney, John Lohrstorfer, did not feel it was legal for the Township to charge such a fee. After discussion, the Planning Commission members decided to leave the fee out and would pursue an amendment at a later time if needed. Chair Garofalo requested a roll call vote. A roll call vote resulted in unanimous approval of the Wireless Communication Structures and Facilities ordinance. It will be submitted to the Township Board for their approval.

C. Ordinance on the Use of Solar Panels

A first draft of an ordinance was reviewed by the Planning Commission. Discussion resulted in several modifications.

Section 1 A

(5) define "Co-location" as referring to more than one installation at a site.

(9) change "stealth technology" to "Screening"

Section 1 B renamed to "Residential Application"

"installation of one solar panel with a total area of less than eight square feet be excluded from the zoning permit requirements" removed. Next sentence becomes new number 2.

(5) section removed.

(6) add "as per required by the Planning Commission" to the end of the sentence.

(9) "at the owner's cost" added to the end of the sentence.

(10) removed from the residential section

Zoning Administrator Paul Shamblin will determine which criteria are appropriate for residential use and which are appropriate for commercial use and submit a draft to be incorporated into the Ordinance prior to the next Planning Commission meeting.

New Business:

A. Annual Report

The Annual Report for 2011-2012 was reviewed by the Planning Commission. Chair Garofalo requested a roll call vote for acceptance and approval of the Report. A roll call vote resulted in unanimous approval of the Report. It will be submitted to the Township for approval and the Township file.

B. Election of Officers

Brandee Ellis made a motion supported by Fred Lewis to re-elect 2012-2013 officers for the positions they currently hold. Chair Garofalo requested a roll call vote. A roll call vote resulted in a unanimous election. Tony Garofalo was re-elected as Chair, Harry Smith was re-elected as Vice Chair, Carol Browne was re-elected as Secretary.

Zoning Administrator Report

Dr. Shamblin reported he received two complaints about burning leaves. Both were resolved. He is also working on finding owners for two abandoned homes - one in Aspen Acres the other on Allegan Dam Road. They can't be processed until owners are located.

Open Discussion on Non-Agenda items

No items

Adjournment

Tony Garofalo made a motion to adjourn supported by Brandee Ellis. Meeting adjourned at 8:42 pm.
Respectfully submitted,

Carol S. Browne, Secretary