

MINUTES of APRIL 22, 2014 PLANNING COMMISSION MEETING

Call to Order: The meeting was called to order at 7:02 pm by Chair Garofalo

The Pledge of Allegiance was recited.

Roll Call: Members present: Harry Smith, Tony Garofalo, and Carol Browne. Fred Lewis and Ron Remington were excused absent. Paul Shamblin, Zoning Officer was absent.

Minutes: Harry Smith made a motion supported by Tony Garofalo to approve the minutes of the March 25, 2014 Planning Commission Meeting. Motion passed.

Approval of the Agenda: Chair Garofalo made a motion to add information on fracturing to the agenda. Carol Browne seconded. Motion passed. Harry Smith made a motion supported by Carol Browne to approve the amended Agenda of the April 22, 2014 Planning Commission Meeting. Motion passed.

Old Business:

A. Morgan Inc. request for zoning change

Chair Garofalo reported that Larry Brown of the County Road Commission was concerned that 48th Street in its current condition would not take the wear and tear of heavy truck traffic. Audience member, Justin Morgan representing Morgan, Inc., stated that his company would be willing to be proactive with the upkeep of 48th street if they were located at the 48th Street property.

Chair Garofalo also reported that under advisement from the Township attorney, he had contacted adjacent property owners to find out their current and future use of their property. Both stated they used it for camping. One party stated he might build a house on his property at some future time. Chair Garofalo told both parties that the Township would keep them informed of the rezoning situation.

Trustee Harry Smith stated that other township roads were used by trucks hauling logs and didn't seem to be overly damaged. Carol Browne suggested gathering information from the Road Commission on similar streets.

Plan Commission members Garofalo, Smith and Browne along with Supervisor Bill Browne will travel to the Morgan, Inc. site in Sears Michigan to see their business operation at that site.

B. Master Plan

Chapters 1 - 4 of the Master Plan were reviewed. Several discussion items and suggestions for updating were made. Secretary Browne will make the suggested changes for review at the next meeting. The remainder of the Master Plan will be discussed at the May meeting. During the review of environmental policies in the Master Plan, Chair Garofalo shared with the Commission information he had obtained with regard to Township rights in governing businesses engaged in fracturing. The Township has guardianship of Township roads and the amount of damage that a business can inflict with heavy vehicles. The Township also can regulate for noise and pollution from the business and can withhold permission for the business to start until all state and county permits have been received. This information fits in with the language and policies currently in the Master Plan.

New Business:

A. Election of Officers

Harry Smith nominated Tony Garofalo supported by Carol Browne as Chair for 2014 - 15. Motion Passed.
Tony Garofalo supported by Harry Smith nominated Carol Browne as Secretary for 2014 - 15. Motion Passed.
Carol Browne supported by Tony Garofalo nominated Harry Smith as Vice Chair for 2014 - 15. Motion passed.

B. Annual Report

The Annual Report was reviewed and a motion to accept the report was made by Harry Smith, supported by Tony Garofalo. The Report will be submitted to the Valley Township Board for their review.

C. By-Laws Review

Review of the By - Laws was waived. Commission members are asked to review the By - Laws and make suggestions for changes or additions.

Zoning Administrator Report:

None

Open Discussion of Non-Agenda Items:

Chair Garofalo reminded Commission members about the Grand Rapids Metropolitan Council Visioning Session on April 24 at 7:30 pm at Byron Center.

Adjournment:

Harry Smith made a motion, supported by Tony Garofalo to adjourn the meeting. The meeting adjourned at 8:36 p.m.

Respectfully submitted

Carol S. Browne, Secretary