

MINUTES of MAY 27, 2014 PLANNING COMMISSION MEETING

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

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

The Pledge of Allegiance was recited.

Minutes: Harry Smith made a motion supported by Fred Lewis to approve the minutes of the April 22, 2014 Planning Commission Meeting. Motion passed.

Approval of the Agenda: Carol Browne made a motion supported by Tony Garofalo to approve the Agenda of the May 27, 2014 Planning Commission Meeting. Motion passed.

Old Business:

A. Morgan Inc. Compost site request

Chair Garofalo reported on a site visit and tour of the Morgan, Inc. compost business in Sears, MI. Planning Commission members toured all parts of the operation. A tour of the roads around the business demonstrated that Morgan is helping to maintain the roads where truck traffic moves their product in and out.

Mr. Morgan stated his maintaining the roads made cooperation with the road commission easier. Mr. Morgan also stated the visitation was made at a time when a large amount of product was onsite. He said he makes himself available to neighbors should any problems arise. He also requested that the Commission make a timely decision.

Chair Garofalo informed Mr. Morgan that the Commission cannot move the zoning request any further because only a land owner can request a zoning change. The Township attorney advised that a public hearing would have to take place before a zoning request was processed.

Fred Lewis asked if subcontractors and outside vendors coming onto the property were insured. Mr. Morgan stated they were. It was recommended that both Mr. Morgan and the Planning Commission seek more information regarding the correct procedure for the kind of request Mr. Morgan is making. Mr. Morgan can get more information from the Township Assessor on how the property and business would be assessed for tax purposes. If the Commission has written approval from the property owner to make a zoning change, the Commission can have a public hearing and then make a decision.

B. Master Plan

The following changes were made to the Master Plan:

Chapter 1: Overview, Page 1-5 under *Long Term Interests*: added "Promoting the use of renewable energy sources"

Chapter 2: Planning Issues, Goals and Objectives, Page 2-5 under the Goal of preserving the township's natural resources, Objective 13 was added: "Preserve the township's ability to control the process of fracking through appropriate ordinance requirements."

Chapter 3: Future Land Use Strategy, page 3-4: replaced "farming has dwindled" to "farming has remained the same since 2007." in the first paragraph under **Rural Residential Area**.

Chapter 4: Public Facilities and Services Strategy, page 4-3 under **The M-40/M-89 Corridor Needs Assessment Study** added at the end of the second paragraph prior to Table 4-1: "An October 29, 2013 goals and actions report from the state of Michigan states "Vehicles lack the ability to pass slower moving vehicles between Allegan and M-89. The Michigan Dept. of Transportation (MDOT) and the Allegan County Road Commission (ACRC) will identify the best location to construct and maintain a passing relief lane between Allegan and 28th Street."

Tony Garofalo will check to see if WMRPC has issued a more current Needs Assessment.

Chapter 4: Public Facilities and Services Strategy, page 4-4: add "target shooting, snowmobiling, bicycling or hunting " to paragraph two and remove "State Game Area with... is continuing to grow,...."

Review 2010 census for profile of Valley Township information under **Recreation** section.

Chapter 4: Public Facilities and Services Strategy, page 4-6: Under **Emergency Services** update section to include information about being a member of a 5 municipality ambulance service and contract agreements with three adjacent townships for fire protection, having two dry hydrants and approved location for a third at Echo Point. Also include statement about need for an additional deep water well to help with fire protection.

These changes will be presented at the July Planning Commission meeting.

New Business:

None

Zoning Administrator Report:

None

Open Discussion of Non-Agenda Items:

Carol Browne, Secretary, will be absent from the June Planning Commission.

Adjournment:

Harry Smith made a motion, supported by Tony Garofalo to adjourn the meeting. The meeting adjourned at 8:45 p.m.

Respectfully submitted

Carol S. Browne, Secretary