

MINUTES of JUNE 24, 2014 PLANNING COMMISSION MEETING

Call to Order: The meeting was called to order at 6:59 pm by Chair Garofalo

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

The Pledge of Allegiance was recited.

Minutes: Fred Lewis made a motion supported by Ron Remington to approve the minutes of the May 27, 2014 Planning Commission Meeting. Motion passed.

Approval of the Agenda: Chair Garofalo asked to add information on Bike Paths to the agenda. Fred Lewis made a motion supported by Harry Smith to approve the amended Agenda of the June 24, 2014 Planning Commission Meeting. Motion passed.

Old Business:

None

New Business:

A. Bike Routes through Valley Township

Chair Garofalo passed out maps of bike routes running through Valley Township. He stated that the Road Commission will put up "Share The Road" signs and maintain them. Mr. Garofalo will inquire into the grants offered for the signs which would cost the Township approximately \$1500 - \$1600.

B. Composting Ordinance

Chair Garofalo opened the discussion asking for any concerns, additions, or changes to the Ordinance. The Ordinance was reviewed, making note of typo corrections needed. The President of Morgan Composting was in the audience.

Discussion continued with questions on the finished composting product. The finished product may be up to 26 feet high and Morgan's needs to have the height for equipment to dump inside the building and not have to move it again. The maximum building height is 35 feet and Tony informed Brad that this is not changeable.

The President of Morgan Composting is proud of the business and does not want to hide from the surrounding properties. He plans a nice sign in front.

A letter from the current land owner of this parcel, was reviewed, requesting a change in the current zoning from R-1 Rural Residential to AG-Agricultural to aid in the sale of the property to the Morgan Composting. Mr. Morgan asked if the zoning could be changed tonight and Mr. Garofalo stated it could not because there had to be a public hearing for that to occur. Morgan may want to pay for a special board meeting to speed up the process.

Chair Garofalo stated that he would get back to Morgan with information about the meeting for the variance.

Harry Smith, supported by Fred Lewis, made a motion to pass the Composting Ordinance with corrections. Motion to approve the Ordinance passed unanimously.

Mr. Morgan left the meeting and the discussion turned to the impact of the trucks and road conditions. The feeling is that the traffic will not be obsessive. Mr. Garofalo plans to contact the County Road Commission and send them a copy of the ordinance.

C. 4-Wheel Drive – Quads

Chair Garofalo passed out information regarding the State of Michigan licensing 4-wheel drive vehicles for road travel. Tony asked the Members to read and understand the document in case the ordinance or 5-year plan needs changing. A June 2013 meeting date was noticed and Mr. Garofalo will check with Tom Jessup to find out if the date is correct and if there is a meeting in 2014.

Zoning Administrator Report:

None

Open Discussion of Non-Agenda Items:

None

Adjournment:

Harry Smith made a motion, supported by Fred Lewis to adjourn the meeting. The meeting adjourned at 7:53 p.m.

Respectfully submitted

Karen A Popp, Substitute for Carol Browne, Secretary