

MINUTES of November 25, 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, Ron Remington, Fred Lewis and Ken Engelking, Zoning Office.

The Pledge of Allegiance was recited.

Minutes: Harry Smith made a motion supported by Fred Lewis to approve minutes of the October 28, 2014 Planning Commission Meeting and the special meeting minutes of November 6, 2014. Motion passed.

Approval of the Agenda: Harry Smith made a motion supported by Ron Remington to add Approve the Agenda and to approve the amended Agenda of the November 25, 2014 Planning Commission Meeting. Motion passed.

Old Business:

A. Valley Township Master Plan

The following changes were reviewed:

Chapter 1: Overview

page 1-3 **Long Term Interests.** Add " Promoting the use of renewable energy sources"

page 1-4 **How the Plan was Prepared.** Paragraph 3. Add "and the name changed to Valley Township Master Plan. The Master Plan was amended on April 23, 2013. The Master Plan was reviewed in total in 2014. The 2014 Valley Township Master Plan was finalized and adopted by the Planning Commission on November 25, 2014. Paragraph 4. Add " The 2014 Master Plan was distributed to adjacent townships and the Department of Natural Resources."

Chapter 2: Planning Issues, Goals and Objectives.

All the broad goals in this section were reviewed for clarity and continued agreement. Under Natural Resources and the Environment a new number 13 "Limit the effects of underground extraction of minerals, gases, and oil on residents and property through careful evaluation and strict enforcement of process." was added to the Objectives.

Chapter 3: Future Land Use Strategy

Page 3-2 in the last paragraph under **Conservation Area** "-The nearest fire station is more than five miles away" was removed.

Page 3-4 in the first paragraph under **Rural Residential Area** "dwindled" was changed to "remained unchanged since 2007." and the words after This Plan encourages farming in the community " it-also recognizes the challenges facing the farming community" were removed. The sentence now reads " This Plan encourages farming in the community and provides reasonable opportunities for new farming residences as an alternative land use.

Chapter 4: Implementation and Maintenance

Pages 4-1 and 4-2: Suggested road improvements was changed to add "prioritized" and the list of roads was added. The section now reads:

- Repave Taft Rd.
- Prepare to pave 44th. St. from 117th. Ave. to 11St. Ave. (.7 mile)
- Prepare to pave 117th. Ave. from 42^{0d} St. to 44th. St. (1 mile)
- Pave same when in the area.
- Prepare to pave 43rd • 81. from Allegan Dam Rd to Monroe Rd (.1 mile)
Pave same, when in area (could be done when in area doing 1 or 2)
- Prepare and pave 36th street.. Road shared with Allegan Township.
- Prepare and pave 42^{0d} • from Monroe to 1 12th. Ave.

The first three priorities surround Aspen Acres and Pine Point. Improvements would help maintain or increase home values in the area and reduce money spent on dust control. Priorities may be influenced by assistance from adjacent municipalities or greater deterioration of other roads.

Future improvements might be to:

Prepare and pave 41st. St. from M-89 to Allegan Dam Rd. and 42^{0d} • St. from Allegan Dam Rd. to 112th Avenue which would improve and complete the north-south route across the west side of the township.

Prepare and pave 41st street, north of 121^{s1} • (main route to Holland).

Several roads could use chip and top coating such as 121st east of M89/40 and almost all of our paved roads need gravel on the shoulders. 46th & 48th streets in northwest part of Township need water run-off's or ditching and gravel in some spots. Suggest County Road Commission seal coating 42^{0d} • St from Nethercutt Point south to 112 . Ave.

Page 4-4 and 4-5, Paragraph 2 under **Recreation**. Add "target shooting, hunting, snowmobiling, bicycling" to list of recreational activities found in Valley Township. Paragraph 3 remove " However, the State Game Area, with 14,400 acres is continuing to grow. and does not have playground facilities for smaller children. Nearly 30% of the population within Valley Township is under the age of 18. Therefore, Recreational facilities for younger children, a ball field and possibly tennis courts located within a Township park would provide a needed land use." Due to the reduction of population growth under the age of 18 in the last ten years, this goal is o longer valid.

Appendix A -

Page A-4. **Fire Protection**. Add " The Township has two dry well hydrants. One is located in Indian Shores subdivision; the other at the east end of the bridge on Allegan Dam Road. A third location at Echo Point is approved for a hydrant. In addition to the dry well hydrants a deep well hydrant is in the process of being developed at 118th Ave. and 43rd Street. Additional dry wells and/or a fire substation would help with fire coverage."

Page A-5. **Recycling and Hazardous Waste Removal.** Remove " Valley Township currently participates in Allegan County's Resource Recovery Program, where the County manages the recycling program within the Township. The program encourages commercial and industrial source separation and recycling efforts, as well as improving local public and yard waste collection and composting operations. Valley Township residents can recycle household waste at a drop off station in the Township Hall parking lot."

Replace with "Valley Township contracts with a one hauler waste disposal provider who picks up waste and recycling curbside. In addition, the provider will pick up hazardous waste and large items with prior notification. Besides the curbside service, two days per year provide residents with "clean up" days where large items can be taken for disposal."

Appendix B

Page B-2 **Population Growth Projections**

Add "Table B-1 provides population data for Valley Township, surrounding communities, the City of Allegan, and the County through the year 2010. The statistics were obtained from the Fact Finder data through the US Census Bureau."

Page B-3. **Table B-1** was revised to demonstrate population changes from 1980 to 2010 in Valley Township and surrounding municipalities.

Add " Data reported in Table B-1 indicate that all of the analyzed communities enjoyed moderate, positive population growth for the entire period analyzed, except Clyde and Cheshire Townships which lost population in the past 10 years. Economic factors during the past 10 years influenced an overall drop in growth of population in Michigan especially areas hard hit by manufacturing and automotive industry downturns. These downturns. impact numerous related manufacturing suppliers and service industries, including some of those in Allegan County. When auto manufacturing declines, it creates questions as to the future economic health of many companies in Michigan."

Paragraph 2. Add " and 2.7 in 2010. The 2010 census reports 56 people per square mile in Valley Township. The population is equally divided between male and female."

Analysis of Housing Data.

Add " A comparison of 2000 and 2010 Housing unit data are represented in Table B-2." to the end of the first paragraph.

Page B-4. **Table B-2.** Comparison of Housing Units was updated to include 2010 census data.

A motion to approve the above changes in the Master Plan and to adopt the revised Plan as the 2014 Valley Township Master Plan was made by Harry Smith and supported by Fred Lewis. Motion passed. The newly adopted Plan will be submitted to the Township Board and distributed to surrounding municipalities and the Department of Natural Resources.

New Business

A. None

Zoning Administrator Report:

There are some unsafe rental property issues in the Township. These are mostly when the owner of the building is not present. The Administrator is working to resolve these situations in the best interest of the tenant as well as the home owner. A trash container on Taft Road has been at a residence for a year. The Administrator will contact the company who provided the container. Another issue of concern is land erosion on the lakes. We may need to be more diligent about requiring property owners to maintain their lake front so that erosion is kept to a minimum.

Open Discussion of Non-Agenda Items:

Ron Remington, Ken Engleking, Tony Garofalo and Carol Browne will begin review of the Township Zoning Ordinance in January 2015 hopefully to be completed by January 2016.

The Commission will meet informally in December for an end of the year social event. All members are invited to attend.

Adjournment:

Harry Smith made a motion supported by Ron Remington to adjourn the meeting. Meeting adjourned at 8:44 p.m.

Respectfully submitted

Carol S. Browne, Secretary