

## **MINUTES of January 27, 2015 PLANNING COMMISSION MEETING**

**Call to Order:** The meeting was called to order at 7:01 pm by Vice Chair Harry Smith

**Roll Call:** Members present: Harry Smith, Ron Remington, Craig VanMelle, Fred Lewis. Excused absent Carol Browne 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 November 25, 2014 Planning Commission Meeting. Motion passed.

**Approval of the Agenda:** Harry Smith made a motion supported by Ron Remington to approve the Agenda of the January 27, 2015 Planning Commission Meeting. Motion passed.

**Election of Chair of Planning Commission** – Harry Smith nominated Craig VanMelle. No other nominations were offered. Harry Smith made a motion to elect Craig VanMelle as Chair of the Planning Commission supported by Fred Lewis. Motion passed.

At this time, the new Chair, Craig VanMelle presided over the meeting.

### **Old Business:**

A. Chris Fawley request for zoning variance.

Mr. Fawley was not in attendance. Members reviewed the Land Use Plan proposal submitted by Mr. Fawley. Craig VanMelle made a motion to table the discussion, supported by Harry Smith, until the next meeting because all Planning Commission members were not present and Mr. Fawley was not in attendance. Motion passed.

### **New Business:**

A. Joe and Terri Conti proposal for a P. U. D. Along 42<sup>nd</sup> street on Lake Allegan

Mr. Conti presented his proposal for a land division and new P.U.D. The proposal is for 10 additional land splits (4 have already been approved) and possibly an area that would contain large storage garages for residents of the development. He asked for feedback from the Commission Members on his ideas. Members expressed that they would like to go out to the parcel and take a look. There was discussion on the use and look of the pole barn garages in an area zoned R1. Concerns were raised about the garages being used for commercial purposes.

Mr. Conti asked if the garage idea could be presented to the attorney before he spends anymore money. He will remove garages and extend the lots if that portion of the proposal stands in the way of approval for the development. The Conti's are also interested in creating a bike/walking path through the development. They were told that request would have to go through the County.

### **Zoning Administrator Report:c**

In his absence, Mr. Engelking left The Valley Township P.U.D. ordinance to be handed out for review.

**Open Discussion of Non-Agenda Items:**

It was stated that Houses are finally being built in the The Nature View development. That is a good sign of economic growth and a good idea for the township.

Harry Smith commented on the new Composting Business. One building is nearly complete and the construction is being done right.

**Adjournment:**

Harry Smith made a motion supported by Ron Remington to adjourn the meeting. Meeting adjourned at 8:04 p.m.

Respectfully submitted

Karen Popp, Acting Secretary