

## **June 30, 2015 PLANNING COMMISSION MEETING**

**Call to Order:** The meeting was called to order at 7:04 pm by Chair Craig VanMelle.

**Roll Call:** Members present: Harry Smith, Ron Remington, Craig VanMelle, Carol Browne,  
Absent: Fred Lewis. Also present: Ken Engelking, Zoning Officer

**The Pledge of Allegiance was recited.**

**Approval of the Agenda:** Harry Smith made a motion supported by Ron Remington to approve the Agenda of the June 30, 2015 Planning Commission Meeting. Motion passed.

**Minutes:** Harry Smith made a motion supported by Craig vanMelle to approve the minutes of the May 26, 2015 Planning Commission Meeting. Motion passed.

### **Old Business:**

#### A. Rental Property Ordinance

A motion was made by Chair vanMelle and supported by Harry Smith to hold a Public Hearing during the regular meeting of July 28, 2015 on the changes in the Rental Property Ordinance. Motion Passed.

### **New Business**

#### A. Fence Ordinance

Discussion of the Fence Ordinance resulted in a recommendation that Valley Township adopt a separate ordinance governing swimming pools and that it contain specifications for site layout, construction requirements, a requirement and explanation of permits needed as well as definitions. It was also recommended that the ordinance relax the fencing requirements for above ground temporary pools while insuring safety standards for access by young children. Secretary Browne offered to construct a draft of such an ordinance for review by the Commission in August. The Fence Ordinance was not revised at this time but will require changes to be consistent with the Swimming Pool Ordinance when written.

#### B. Outdoor Vendor Ordinance

After a lengthy discussion, it was determined that Valley Township residents would not benefit from an Outdoor Vendor Ordinance because there were no circumstances at this time that would require authority on this issue. However, if residents were operating home businesses out of compliance or roadside businesses without a license, these cases should be investigated by the Township Zoning Officer. No action taken.

### **Zoning Administrator Report:**

Zoning Officer Engleking reported several situations of blight that might need attention. He also remarked that determining what is "blight" is not always easy. He is continuing to work with Fifth

Third Bank to resolve the condition of donated land in Aspen Acres. The new Bed and Breakfast on Monroe Rd. has registered their business and are now in compliance with Township ordinances.

**Open Discussion on Non-Agenda Items/Public Comment**

Reminder of the Public Hearing at the next meeting.

**Adjournment:** 9:00 pm by acclamation

Respectfully submitted,

Carol S Browne, Secretary