

August 25, 2015 PLANNING COMMISSION MEETING

Call to Order: The meeting was called to order at 7:00 pm by Chair Craig vanMelle.

Roll Call: Members present: Harry Smith, Ron Remington, Craig vanMelle, Carol Browne, 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 Fred Lewis to approve the agenda for August 25, 2015 Planning Commission Meeting. Motion passed.

Minutes: Harry Smith made a motion supported by Ron Remington to approve the minutes of the July 28, 2015 Planning Commission Meeting. Motion passed.

Old Business: None

New Business

A. Swimming Pool Ordinance

A new amendment to the zoning ordinance was discussed. The purpose of the ordinance is to regulate the construction, operation and maintenance of private swimming pools for the safety and quality of life of all township residents.

A draft of the ordinance was discussed and the following suggestions made:

Section I: Purpose

"To protect the welfare and safety of the citizens of Valley Township, this ordinance regulates the location, construction, operation and maintenance of private swimming pools; provides for the issuance of permits before construction and regulates the administration, enforcement and penalties for violation of its provisions."

Section II: Definitions - add

2. Above ground pool means the bottom of the pool must be level with the top of the ground.

Section IV. Regulations -

1. "Swimming pools shall not be constructed in any front yard; and measured from the water's edge of the pool shall not be less than 10 feet from the rear and side lot lines."

4. "A residential "in ground" swimming pool....

Section V: Fences

1. All swimming pools as defined in this ordinance...shall be entirely enclosed by a fence "or sidewall" which shall be at least four 94) feet in height.

A second draft will be reviewed at the September meeting.

Zoning Administrator Report:

1. Request for land splits on M89.
2. There was a boundary line adjustment on 121st street.
3. Building permits have been slow.
4. A hearing was held on two condemned properties. Both were resolved in a positive manner.

Open Discussion on Non-Agenda Items/Public Comment

Secretary Browne reported the Ordinance Review committee is on its second review of the zoning ordinance. The PUD chapter still needs to be reviewed but the Ordinance will come before the Commission this year. The next set of ordinances to be reviewed are the blight, noise, etc. ordinances.

Chair vanMelle reminded commission members of an MTA Seminar online entitled "Three step Zoning."

Adjournment: 8:08 pm by acclamation

Respectfully submitted,

Carol S Browne, Secretary

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