

September 22, 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, Craig vanMelle, Carol Browne, Fred Lewis, Ron Remington absent. Also present: Ken Engelking, Zoning Officer

The Pledge of Allegiance was recited.

Approval of the Agenda: Harry Smith made a motion supported by Carol Browne to amend the agenda by adding "Review of application for rezoning parcel 03-22-160-001-00" to New Business. Motion passed. Harry Smith made a motion supported by Carol Browne to approve the amended agenda for September 22, 2015 Planning Commission Meeting. Motion passed.

Minutes: Harry Smith made a motion supported by Carol Browne to approve the minutes of the August 25, 2015 Planning Commission Meeting. Motion passed.

Old Business:

A. Swimming Pool Ordinance

Continued discussion and review resulted in the following changes:

Section II. Definitions. 2. "Above ground swimming pools are defined as pools that rest fully above the surrounding grade and are constructed with a wall of not less than four (4) feet in height."

Section IV. Regulations. 4. (a) 10 feet from any private water supply source including any well or spring.
(b) removed (c) 10 feet from any septic tank and leach field system.

These changes conform with Allegan County Health Department requirements for private pools. It was also suggested that the permit process include a requirement for the applicant to locate a septic tank and drain field before starting construction of an in ground pool or before locating an above ground pool.

The ordinance will be reviewed again at the October Planning Commission meeting.

New Business

A. Rezoning Request for Parcel 03-22-160-001-00

Edward Koshar submitted a rezoning application to rezone a five acre parcel in Aspen Acres for the purpose of building a convenience store. The parcel is located on the corner of 44th Ave. and Moore Road. The parcel is currently zoned residential. His request is to rezone it to commercial. There was limited discussion because no one was present to represent Mr. Koshar. However, the feeling of most Commission members was that a special use permit might be more appropriate in this case. The Commission requested that Zoning Officer, Ken Engelking contact Mr. Koshar or his representative to discuss this option.

Zoning Administrator Report:

Valley Township continues to have a number of abandoned and unsafe properties with no alternative for removing them. Mr. Engelking suggested that a fund for that purpose might be advisable because it would serve to improve those parcels for resale and/or remove the blight and make them safe.

Open Discussion on Non-Agenda Items/Public Comment

Chair vanMelle commented that there seems to be an inconsistency in how Chef Container applies their rules and requirements for what is appropriate to put in the trash containers.

Adjournment: 8:10 pm by acclamation

Respectfully submitted,

Carol S Browne, Secretary

DRAFT