

## November 24, 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, Craig vanMelle, Carol Browne, Fred Lewis, Ron Remington. Also present: Ken Engelking, Zoning Officer

**The Pledge of Allegiance was recited.**

**Approval of the Agenda:** Fred Lewis made a motion supported by Craig vanMelle to approve the agenda for November 24, 2015 Planning Commission Meeting. Motion passed.

**Minutes:** Harry Smith made a motion supported by Fred Lewis to approve the minutes of the October 27, 2015 Planning Commission Meeting. Motion passed.

### **Old Business:**

#### A. Swimming Pool Ordinance

Harry Smith made a motion supported by Ron Remington to reset The Public Hearing for the Swimming Pool Ordinance to the regular January 26, 2016 meeting of the Valley Township Planning Commission. Motion Passed.

#### B. Request for Special Use Permit in Aspen Acres Parcel # 03-22-160-001-00

Karen Wellman representing property owner, Mr. Koshar, explained the request was for the purpose of building a "party store." It would be located across the street from Pine Point Campground and at least 50 feet from the road. There would be a gravel parking lot for about 15 cars plus a loading area in the rear. It is possible a seating area would also be built outside. They would like to erect two signs for advertizing the store. One inside Aspen Acres, possibly on 44th street and a second one visible from Monroe Road.

The building would be approximately 5600 square feet and the lot would be buffered by hedges or woods on Monroe, Swan Creek and partially on 44th Street. A private residence would take up part of the 5 acre lot to provide security for the store.

Issues discussed. The covenant for Aspen Acres currently forbids building anything other than private residences on the lots. Selling beer and wine could contribute to an increase in crime both at the campground and within the housing development itself. The covenant does not allow for signage of any kind to be erected within the development. There is currently a bus stop at the corner of Swan and 44th street for school children. A party store so close to the bus stop could be detrimental to the safety and well being of the children who must wait there.

Ms. Wellman stated she felt the covenant could be easily changed and she would contact Allegan Public Schools about changing the bus stop location. She stated it was very important for the store to be able to sell wine and beer in order to make the business successful. She will look into the requirements for signage in Valley Township and will work with Zoning Officer Ken Engelking to follow up on the issues raised.

Craig vanMelle with support from Harry Smith made a motion to hold a public hearing to gather information on the acceptability of the concept of a party store being located on this parcel. Motion passed. It was noted that the Township attorney will need to review this request. Residents within 300 feet of the location need to be notified by mail.

**New Business**

None

**Zoning Administrator Report:**

None

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

Chair vanMelle informed the Commission that Kalamazoo is considering passing an ordinance that will allow small farm animals in primarily residential areas.

**Adjournment:** 7:52 pm by acclamation

Respectfully submitted,

Carol S Browne, Secretary

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