

February 23, 2016 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, Ron Remington. Fred Lewis, was excused absent. Also present: Ken Engelking, Building/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 for the February 23, 2016 Planning Commission Meeting. Motion passed.

Minutes: Harry Smith made a motion supported by Craig vanMelle to approve the minutes of the January 26, 2016 Planning Commission Meeting. Motion passed.

Old Business:

A. Conti PUD Update

Lot lines have been surveyed and staked. The location for the storage garages was moved back from the road approximately 20 feet. Soil borings have been completed and they are in the process of getting the water tested by the health department.

A major change has been the location of 42nd street. The Road Commission's concern about sufficient sight line when exiting the driveways led to the recommendation to move 42nd street further from the lake shore and to more directly follow the curve of the shoreline. This move will entail taking out trees, removing gravel from the existing roadway to use as a base for the new road and grading. The dirt removed from the new road will be used as fill dirt on the properties.

This road relocation will result in some of the lots on the lakeside becoming larger and back lots on the other side of the road losing some footage. The Plan Commission expressed their approval for this change. Secretary Browne raised the question of the recreational requirement width for new roads in Valley Township. The Conti's took this under advisement and will review the Master Plan.

Consumers Electric will be moving their electric lines along the inside of the new road. Discussions with the Drain Commission indicated no drains or obstacles need to be considered for the project to move forward. Mr. and Mrs. Conti hope to have a final report for the March Planning Commission Meeting that includes the covenant and Master Deed information.

B. Swimming Pool Ordinance

The revised Swimming Pool Ordinance was reviewed. A title was added and formatting revised to meet requirements for a police ordinance with its own stand alone number. As requested, the section pertaining to pool fences was incorporated into this ordinance. Zoning/Building Administrator Engleking suggested replacing Zoning Administrator with "Zoning/Building Administrator" because some inspections would fall under both categories. Harry Smith with support from Ron Remington made a motion to accept the revised ordinance. Motion Passed.

The recommended ordinance will be submitted to the Township Board for their approval and review by the Township attorney. It is also recommended that Ordinance No. 227 be repealed and section 11.19 of the zoning ordinance be vacated.

New Business

A. Chair vanMelle asked for discussion regarding a joint meeting with the Township's new attorney, Catherine Kaufman. It was recommended that the Township contact her about coming to our next Planning Commission meeting in March and to invite the Township Board to join us for that meeting. Secretary Browne will make the contact on behalf of the Planning Commission.

Zoning Board Appeals:

None

Zoning Administrator Report:

None

Open Discussion on Non-Agenda Items/Public Comment

A schedule of meetings was established to finish review of the VT Zoning Ordinance. The dates are Tuesdays, March 15, 22 and 29th at 11:00 a.m. at the Township Hall. Committee members, Ron Remington, Ken Engleking, Carol Browne and Tony Garofalo will attend. Anyone else who is interested may also attend.

Adjournment: 7:50 pm by acclamation

Respectfully submitted,

Carol S Browne, Secretary