

## **April 26, 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, Ron Remington, Craig VanMelle, Carol Browne,. Also present: Brian MacCartny, Zoning Officer.

**The Pledge of Allegiance was recited.**

A moment of silence was held to commemorate the passing of Fred Lewis. His work on the Planning Commission was very much appreciated. Members will miss him and his contributions.

**Approval of the Agenda:** Secretary Browne made a motion to move public comment from Item 11 on the agenda to Item 8 after old business. Motion supported by Ron Remington. Motion passed. Ron Remington supported by Harry Smith moved to approve the Agenda of the April 26, 2016 Planning Commission Meeting as amended. Motion passed.

**Minutes:** Harry Smith made a motion supported by Ron Remington to approve minutes of the March 22, 2016 Planning Commission Meeting. Secretary Browne corrected the spelling of Zoning Officer MacCartny's name. Motion passed as amended.

### **Procedural Business**

**A. Election of Officers:** Ron Remington made a motion supported by Harry Smith to retain Craig van Melle as Chair; Harry Smith as Vice Chair; Carol Browne as Secretary. Motion passed.

**B. Annual Report:** The Annual Report was reviewed. Motion by Craig vanMelle supported by Ron Remington to accept the Report. Motion passed. It will be sent to the Township Board for review and placed in the Township Hall.

**C. Motion** was made by Secretary Browne supported by Craig vanMelle to waive review of the ByLaws. Motion passed.

### **Old Business:**

None

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

Terri Conti reported on modifications to Turtle Cove PUD. Relocation of 42nd Street, garage lots shifted back 20 feet; Bike path relocated to east side only; lot numbering changed; lot lines shifted between lots 8 and 9 and between lots 4 and 5; Green space is now larger and lots 1, 2, and 3 reduced due to road move. New road right-of-way is being conveyed to the road commission by an easement grant. The covenant and final plan should be completed for presentation at the next Planning Commission meeting.

**Introduction of Tammy Taylor:** Chair vanMelle introduced Tammy Taylor as a possible new Planning Commission member taking the place of Fred Lewis.

## **Public Hearing on proposed amendment to Section 12.01 of the VT Zoning Ordinance: Parking and Loading Spaces**

The Public Hearing opened at 7:13 pm. Chair vanMelle asked if there were any comments pertaining to this proposed text change. Hearing none, Chair vanMelle moved to close the Public Hearing at 7:14 pm. Support from Ron Remington. Motion passed.

Discussion: Chair vanMelle read a letter from Mr. Terry Emelander, 2084 Lincoln Rd. objecting to the Township exempting itself from the requirements for parking lots. Secretary Browne read through the proposed changes which now require all parking lots in the township to meet the same requirements; adds gravel as an acceptable surface; prohibits all parking areas from being closer than ten feet from a street right-of-way. Motion to approve the ordinance to amend the Valley Township Zoning Ordinance Section 12.05 Requirements for Parking Areas made by Secretary Browne supported by Craig vanMelle. Motion Passed.

### **New Business**

A. Request to rezone Parcel 03-22-012-010-10 from Agriculture to C1

A request to rezone the corner of 121st street and Highway 40 for the purpose of locating a bulk propane tank was presented by S & F Propane company from Richland, MI. Walter Stafford was present. Zoning Administrator MacCartny pointed out that neither C1 or C2 Districts allowed propane storage tanks as a permitted use. The only zoning district that allows this use is the Industrial zoning district. This parcel is not in the Master Plan to be designated as Industrial. Chair vanMelle referred the proposal to the Zoning Administrator for further investigation.

B. Review of Zoning Ordinance Revisions

This item was postponed to the May Planning Commission meeting.

### **Zoning Board of Appeals/Zoning Administrator Reports**

Zoning Administrator MacCartny reported he is trying to follow up on 2 - 3 blight issues each week trying to complete work that was started previously.

Comment from Audience member (Aspen Acres Neighborhood Association President) on blight problems in Aspen Acres and asked if the township could address them. Zoning Administrator answered that burned out homes were his first priority and he is working on that. The President then asked if special assessment dollars could be used for anything other than roads in Aspen Acres. Chair vanMelle replied the original assessment language would have to be investigated to know if there was leeway to use it for anything else.

Tammy Taylor commented she would like to be considered as an appointee to the Planning Commission. Chair vanMelle will forward that information to the Supervisor and the Township Board.

### **Adjournment:**

Adjournment by acclamation at 7:55 pm

Respectfully submitted  
Carol S Browne, Secretary