

September 27, 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, Tammy Taylor.

The Pledge of Allegiance was recited.

Approval of the Agenda: Change to the agenda to add election of new secretary after approval of agenda and zoning information. Harry Smith made a motion supported by Ron Remington approve the Agenda for September 27, 2016 Planning Commission Meeting. Motion passed.

Minutes: Change to the minutes to amend Carol Browne's date of resignation to October 11, 2016. Craig VanMelle made a motion supported by Carol Browne to approve minutes of the August 23, 2016 Planning Commission Meeting. Motion passed.

Old Business:

A. Turtle Cove PUD

Harry Smith made a motion supported by Craig VanMelle to give final approval of Turtle Cove PUD including master deed, by laws and site plan. Motion Passed.

B. Zoning Ordinance Review (page 33- Chapter 20)

Recommendations from Ordinance Review Committee were discussed. The additional revisions suggested were:

Chapter XII: Section 12.05- Previously Approved

Chapter XIII: Special Uses

Section 13.02.d: Changed 30 days to 60 days after public hearing to review application.

Chapter XV: Administration and Enforcement

Section 15.01 Added "And Building" to the title and replaced "inspector" with "and Building Administrator".

Section 15.02: Replaced "Zoning Inspector" with "Building Official"; Removed "Inspector" and replaced with "Building Administrator"; Added "in Valley Township" to the end of the final sentence.

Section 15.03.a: Replaced "Zoning Inspector" with "Building Official".

Section 15.03.b: Replaced "Zoning Inspector" with "Building Official".

Section 15.03.d: Replaced "Zoning Inspector" with "Building Administrator".

Section 15.03.e: Replaced "Zoning Inspector" with "Building Administrator".

Section 15.03.g: Replaced "Zoning Inspector" with "Building Official".

Section 15.03.h: Replaced "Zoning Inspector" with "Building Official".

Section 15.04.a: Replaced “Zoning Inspector” with “Building Official”.

Section 15.04.b: Replaced “Zoning Inspector” with “Building Official”.

Chapter XVI: “Zoning” added to Board of Appeals throughout the entire chapter.

Section 16.02.a.: Change paragraph to read “The jurisdiction and power to hear and decide appeals. The Zoning Board of Appeals may reverse or affirm wholly or partly, or may modify the order requirement, decision or determination of the Township Building Official. In that regard, the ZBA shall have all the powers of the Building Official: and may issue or direct the issuance of a permit”.

Chapter XVII: Ordinance Amendment

Section 17.01: Added “the Planning Commission” and removed “resolution”.

Section 17.02: Removed “in triplicate”.

Chapter XVIII: Penalties

Section 18.03: -Change 1st Offense Minimum Fine from \$75 to \$100.

Chapter XX: Planned Unit Development (PUD)

Section 20.01: Added “The PUD is intended to permit and control the development of preplanned areas for various compatible uses allowed by the Township Zoning Ordinance”.

Section 20.01.a.: Removed last sentence “The PUD is intended to permit and control the development of preplanned areas for various compatible uses allowed by the Township Zoning Ordinance”.

Section 20.01.b: Added “and that the PUD is compatible with the Valley Township Master Plan” to the last sentence.

Section 20.04: changed the “secretary” to “Chair”.

Section 20.4.d: Added “including (but not limited to):”

Section 20.4.d.(6): Removed last two sentences.

Section 20.4.e: Added entirely to read “Fee of five hundred dollars (\$500) to cover normal expenses of the Township. The fee shall be paid upon submission of the application.

Section 20.5: Added “to the Township Board for review and comment”.to the first sentence.

Section 20.06.c.(5). Removed entirely.

Section 20.06.d: Added “and its compatibility with the Valley Township Master Plan” to the second sentence.

Section 20.07: Changed the third sentence to read “The Planning Commission may, at its discretion, grant up to 180 day extension upon documentation from the land owner of valid and unforeseen delay.

New Business

A. Agricultural parcel split-request for variance

Dykhuis family is requesting a special use variance to allow them to keep their house zoned agricultural even though it is less than 20 acres. There is a public hearing scheduled for October 10, 2016.

-This will also include the re-zoning request for S&F Propane.

Zoning Board of Appeals/Zoning Administrator Reports

The previously adopted amendments to the Noxious Weed Control Ordinance (ORD. NO.237) and Dangerous Buildings Ordinance (ORD. NO. 228) were called into question by Attorney Catherine Kaufman. Additional explanation needed before proceeding with any further changes.

Catherine provided sample ordinances for commission review. The commission is considering adopting the Noxious Weed and Uncontrolled Plant Growth Ordinance similar to Hamiton Township. Craig also suggested exploring the city grass ordinance. Additional guidance requested from Counsel.

Open Discussion on Non-Agenda Items/Public Comment

Indian Shores is requesting an ordinance to prohibit boats from tying to dry hydrant. There is concern that this could interfere with emergency services. Repeated posted requests have been ignored. Tony and Craig will check with DNR and Fire Department to see if there are rules in place that would address this issue.

FEMA has posted the new flood plain map on their website.

Attorney seminar October 13, 2016

Adjournment:

Adjournment by acclamation at 8:45 pm

Respectfully submitted

Tammy Taylor, Secretary