

Oct 22, 2019 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, Tammy Taylor, Rose Ann Wendt, Brian McCartney-Zoning Administrator. Absent: Kurt Vanderscheer

Pledge of Allegiance was recited.

Approval of the Agenda: Harry Smith made a motion supported by Rose Ann Wendt to approve the Agenda for October 22, 2019. Motion passed.

Minutes: Rose Ann Wendt made a motion supported by Harry Smith to approve the minutes of September 24, 2019. Motion passed.

Old Business:

- a. Review of Valley Township Master Plan
 - i. Page 2-7, Commercial Services: change population to 2200
 - ii. Craig VanMelle stated he had sent a letter to Karen, office secretary, to notify surrounding Townships of our review
- b. Update on Short Term Rentals
 - i. Craig VanMelle filled in the members concerning a letter Valley Township received from Timothy R Newhouse, Attorney for Wildwood Shores Condominium Association. The letter requested the "Township enforce Michigan law as it currently exists and compel these owners to cease their short-term rental activities".
 1. This letter was sent with regard to a homeowner in Wildwood Shores who is using his home as a short term rental property.
 2. Seth Koches, attorney for Valley Township was cc'd.
 - ii. Seth Koches responded to Brian McCartney regarding enforcement via email.
 1. The attorneys for the Township having reviewed the Township Zoning Ordinance concluded that the short-term rentals of property within the R-2 District Zoning Classification is neither a permitted nor special exception use; and therefore not allowed.
 2. The legal opinion was that the Township may issue a citation to any property owner within Valley Township for using their property in violation of Chapter 7 R-2 Lot Density Residential District, Section 7.02 Use Regulation, of the Township Zoning Ordinance.

New Business

- a. NA

Zoning Board of Appeals/Zoning Administrator Reports

- a. Valley Township Zoning Noise Ordinance 2.19 is under discussion with the Township attorney. Brian McCartney has had some complaints.

Open Discussion on Non-Agenda Items/Public Comment

Adjournment:

Adjournment by acclamation at 7:35 pm

Respectfully submitted
Tammy Taylor, Secretary

DRAFT