

January 28, 2020 PLANNING COMMISSION MEETING

Call to Order: The meeting was called to order at 7:00 pm by Chair Craig VanMelle

Roll Call: Members present: Craig VanMelle, Tammy Taylor, Rose Ann Wendt, Mike Krcatovich, Brian McCartney-Zoning Administrator. Absent: Kurt Vanderscheer

Pledge of Allegiance was recited.

Approval of the Agenda: Craig VanMelle made a motion supported by Rose Ann Wendt to approve the Agenda for January 28, 2020 with a change of the date from the 20th to the 28th. Motion passed.

Minutes: Rose Ann Wendt made a motion supported by Tammy Taylor to approve the minutes of November 26, 2019. Motion passed.

Public Hearing: Rezoning request for Aspen Acres

- a. Craig VanMelle called the Hearing to order at 7:04
 - i. Ed Koshar, owner of Aspen Acres, requested a 5 acre parcel along 44th street be changed from Residential to Commercial with the initial intent of putting in a convenience store.
 - ii. As explained by Craig VanMelle, zoning to C-1 would allow any one of the businesses listed in the zoning ordinance to potentially go on this property.
 - iii. A copy of a letter from an individual currently living in Aspen Acres was given to each of the commission members to review. The letter was not in favor of the request.
 - iv. Craig VanMelle stated that he had received several messages during the month from individuals in favor of the request.
- b. Tammy Taylor made a motion supported by Craig VanMelle to close the hearing at 7:12. Motion passed.
- c. Craig VanMelle told Mr. Koshar the Planning Commission would present the information to the Township Attorney before making a final decision. He expects to have an answer by the February meeting.

Old Business:

- a. Review of Valley Township Master Plan
 - i. Page 4-1, Suggested road improvements are prioritized:
 1. Bullet point #2, change 11S to 118th
 2. Change all bullet points that begin "prepare" to "prepare and pave"
 3. Remove bullet points that begin "pave same"
 - ii. Page 4-3, Table 4-1- All information needs to be updated if possible. Craig will check with Karen to see if that data can be obtained.
 - iii. Page 4-5, #3, b. change 42nd to 43rd
 - iv. Page 5-2, #8, discussion was had as whether this should remain. More discussion still needed.
- v. Page 5-3, Paragraph 5, change 30 to 35

New Business

- a. Craig introduced and welcomed our newest member, Mike Krcatovich.

Zoning Board of Appeals/Zoning Administrator Reports

Brian McCartney updated the members regarding permits being given for the new owners of Ryan Woods and possible interest in a Tiny Home development Aspen Acres.

Open Discussion on Non-Agenda Items/Public Comment

Adjournment:

Adjournment by acclamation at 8:07 pm

Respectfully submitted
Tammy Taylor, Secretary

DRAFT