

January 26, 2021 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 26, 2021. Motion passed.

Minutes: Rose Ann Wendt made a motion supported by Mike Krcatovich to approve the minutes of August 25, 2020. Motion passed.

Public Hearing: Rezoning Request for Scott's Towing

- a. Craig VanMelle called the Hearing to order at 7:01pm
 - i. The lot is on the corner of 42nd and 112th where there is a current pole barn. Scott's Towing would like to rezone the parcel to Commercial. The lot adjacent is zoned Commercial and is where the business currently operates.
 - ii. Joan Bacon Boers had several questions regarding the impact on her taxes and property values. She also expressed concern about her ground water.
 - iii. Rose Yerxa had similar questions as Joan, but also questioned fencing and lighting. Currently, there isn't much privacy to separate the business grounds from the surrounding residential properties. Also, she is experiencing a lot of noise and the lights shine in her window especially late in the night.
 - iv. Diane Walters also questioned the potential increase in traffic.
- b. Brian McCartney spoke to several of the concerns. He has spoken with Scott and he has expressed a desire to make changes that would improve the property and make it better for his neighbors. Brian advised that having the property zoned as Commercial would make certain improvements easier to allow. Ie. Higher fencing. As for the taxes, he directed the questions to the assessor. Brian also said that he would speak to Scott about the environmental concerns raised.
- c. Scott was not available to address questions.
- d. Rose Ann Wendt made a motion supported by Tammy Taylor to wait until next month's meeting before making a decision in hopes that the questions raised would have more clear answers. Motion passed.
- e. Craig VanMelle closed the Hearing at 7:31pm

Old Business:

- a. Final review of master plan with mark up.
 - i. Page 4.5- Remove 3.c
 - ii. Decision was made to forward mark up to Brandi for Catherine to review changes.
 - iii. A request will also be made to obtain current census data and traffic trends so that this information can be updated.

New Business

- a. NA

Zoning Board of Appeals/Zoning Administrator Reports

- a. Brian McCartney advised the attorney would like further review of the Noxious Weed and Dangerous Building Ordinances that we suggested changes to 2017.
- b. 2020 was a record year for building in Valley Township

Open Discussion on Non-Agenda Items/Public Comment

- b. NA

Adjournment:

Adjournment by acclamation at 8:13 pm

Respectfully submitted
Tammy Taylor, Secretary

DRAFT