

February 23, 2021 PLANNING COMMISSION MEETING

Call to Order: The meeting was called to order at 7:01 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 February 23, 2021. Motion passed.

Minutes: Rose Ann Wendt made a motion supported by Craig VanMelle to approve the minutes of January 26, 2021. Motion passed.

Old Business:

- a. Scott's Towing- Rezoning Request
 - i. Brian McCartney spoke with the Township Assessor concerning property values, which were a point of concern during the Public Hearing. The Assessor explained there would be no change as tax is not billed on property classification.
 - ii. Brian McCartney briefly spoke with Scott and he stated the only changes to the property that would be made is to modify fencing.
 - iii. Regarding the potential contamination, any homeowner with concern should contact the DEQ or Department of Health.
 - iv. Craig VanMelle made a motion supported by Rose Ann Wendt to recommend approval of zoning request of Scott's Towing for corner of 42nd and 112th to Commercial. Motion passed.
- b. Tiny Home Discussion.
 - i. Craig VanMelle passed out information for the State of Michigan regarding Tiny House Regulations.
 - ii. Brian McCartney recommended any approval come with the condition of a permanent foundation.
 - iii. Craig VanMelle would like this presented to the Township attorney for review and proposal of ordinance for the Planning Commission to review.
- c. Final review of master plan with mark up.
 - i. As there is no new data to update demographic information at this time, it was decided to have the Township attorney review as is with mark ups and update when the data is available.

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. Township attorney will be asked to provide any recent updates to proposed ordinance for the Planning Commission to review.

- b. Calls have been coming into the Township regarding our ordinance regarding short term rentals. This would include rental properties for less than 30 days. Valley Township will maintain its current ordinance as is. Brian McCartney will ask the Township attorney if there has been update to the State of Michigan decision.

Open Discussion on Non-Agenda Items/Public Comment

- b. NA

Adjournment:

Adjournment by acclamation at 7:52 pm

Respectfully submitted
Tammy Taylor, Secretary

DRAFT