

January 25, 2022 PLANNING COMMISSION MEETING

Call to Order: The meeting was called to order at 7:13 pm by Chair Craig VanMelle

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

Pledge of Allegiance was recited.

Approval of the Agenda: Mike Krcatovich made a motion supported by Rose Ann Wendt to approve the Agenda for January 25, 2022. Motion passed.

Minutes: Rose Ann Wendt made a motion supported by Mike Krcatovich to approve the minutes of October 25, 2021. Motion passed.

Old Business:

- a. NA

New Business

- a. Keith Nagelkirk of Nagelkirk LLC is interested in converting his building at 3791 122nd Avenue into an event venue. He wanted to speak to the Planning Commission to determine if it would be worth the time and expense to pursue in Valley Township.
 - Craig VanMelle spoke about the property being zoned C1 and passed out copies of the zoning ordinance to the commission members and Mr. Nagelkirk. Craig told Mr. Nagelkirk that the Commission members would need to see a site plan to determine compliance with the ordinance.
 - Brian McCartney talked to Mr. Nagelkirk about needing the floorplan in order to determine Building Code compliance. Brian went on to talk about a Change of Use under Assembly A2 Use Group.
 - Keith had questions for both Brian and the Commission.
 1. How would permits be handled? Brian said that he would be the person to work with on the building permit.
 2. How is the work progress on Taft Road? Brian said that he believed the road is currently being prepped for finishing in the Spring.
 3. Is there involvement from the Fire Marshall? Brian said there would not be any involvement from the Fire Marshall.
- b. RV Storage
 - Brian explained to the Commission members that he has received several complaints about RV's being parked in yards in Valley Township.
 - Brian and the members discussed that there was nothing forbidding this practice in the zoning ordinances. Further discussion resulted in a consensus that no changes needed to be made to the zoning ordinance to forbid this practice.

Zoning Board of Appeals/Zoning Administrator Reports

- a. Brian updated the Commission members that a contractor had been hired to begin the project of expansion of the Township Hall.

Open Discussion on Non-Agenda Items/Public Comment

- a. Craig VanMelle passed out a copy of a letter addressed to Senator Aric Nesbitt regarding the short-term rental bills currently in the legislature. The letter talks about giving oversight to local governments. We continue to wait for the State to make a decision.

Adjournment:

Adjournment by acclamation at 7:45 pm

Respectfully submitted
Tammy Taylor, Secretary

DRAFT