

**Salem Township Planning Commission
Minutes, February 5, 2015**

Called to Order, Pledge of Allegiance – 7 p.m. Members present – Berens, Boyle, Boerema, Myers, Oosterink, Pitsch, Wagner

Approval of the Agenda – Motion by Pitsch, seconded by Boerema – motion carried.

Approval of the January, 2015 minutes – motion by Wagner, seconded by Oosterink – motion carried.

Inquiry of Conflict of Interest – none noted.

Township Board Update – by Boyles. Items addressed were: new muffler for generator, new firefighter going for First Responder training, adoption of Allegan County Hazards Mitigation Plan, and road millage for May ballot.

Parks Plan – tabled pending input from Township Board.

Public Hearing – Taylor Storage. Introduction by Myers – explained that the request is to add on to existing building and allow for construction of two new buildings. Mr. Taylor noted that he has been *in business 20 years and needs expansion to meet demand.*

Motion by Pitsch, seconded by Oosterink to open Public Hearing. 7:11 p.m. Public comment:

Earl Gates – neighbor – Questioned where water will go – anticipates it will flow down his ditch and road because there is a high water table there, and will back up on his property. Mr. Taylor replied that his property (Gates) is 8 feet higher in elevation. Gates then reiterated his concern about water as well as blacktop surface for lot and fencing.

Michelle Smith, neighbor on 137th, owns a small business. Her concern was snow removal causing slick conditions at the corner of 30th and 137th and questioned where snow would go. Also, voiced that does not want too many lights – did not mover here for lights. Wants balance between lights and security. Not bothered by clients accessing units at various hours.

Taylor explained that added driveway will only come with construction of 3rd new building and there will still be plenty of room to plow. He also lives on 137th and plows before county plow comes through.

Bonnie Klearsigner (?) – On behalf of her friend, Mrs. Gates, said that currently the light by the apartment shines in her (Mrs. Gates) bedroom, and that facility was supposed to be fenced in but got variance.

Michele Smith then asked if access to storage will be from one side or both sides because plowing both sides would be more plowing. Mr. Taylor answered that access would be from both sides and then outlined his plan for plowing. Ms. Smith then asked if current apartment would be retained and Mr. Taylor replied that it would, for security reasons.

Myers as chair, ask if there were any further comments/questions. There were none.

Motion by Berens, seconded by Wagner to close the Public Hearing. Motion carried. 7:23 p.m.

Discussion among the PC members followed and the Ordinance was reviewed as well as the summary by PCI. This followed by the review checklist.

It was moved by Oosterink, seconded by Boerema to approve Mr. Taylor's variance request with the following conditions:

1. All setback requirements are met.
2. Parking lot meets size requirement.
3. The current lighting will be kept. Additional lighting will be kept to minimum but one light will be required on each side of each building.
4. The drainage plan must be reviewed and approved by the Allegan County Drain Commission.
5. The current driveway will be used and is already approved as part of the original variance.
6. No dumpster will be on site.
7. Signage will consist of removing current sign (drainage area) and installing sign on side of new building.
8. The landscaping berm as shown the plan will be required, with trees as shown, along 30th and part of 137th.
9. Fencing will not be required and was not required in original variance.
10. Mr. Taylor will address light currently by existing apartment as it shines toward neighbor.

Motion carried.

A copy of approved request with conditions will be mailed to Mr. Taylor.

Public Comment – none.

Other/Roundtable – Citizen request to address buildings in Burnips and differences in zoning as well as differences in assessing – residential and commercial. Currently, residences that are zoned commercial can't be sold or rebuilt as residences. Motion by Pitsch, seconded by Berens for PC to move forward to establish Village Business District as new zoning district. Motion carried.

It was moved by Oosterink, seconded by Wagner to adjourn. Motion carried. 8:15 p.m.

Kp
2/6/15