

Salem Township Planning Commission

Minutes, September 10, 2015

Call To Order, Pledge of Allegiance - 7 p.m. Members present – Berens, Boyles, Boerema, Myers, Oosterink, Pitsch. Absent – Wagner.

Approval of the Agenda – Motion by Boerema, second by Berens. Motion carried.

Approval of the August, 2015 minutes. Motion by Pitsch, second by Boyles with correction of name, Karl not Ken Veldheer. Motion carried.

Inquiry of Conflict of Interest – none noted.

Township Board update – by Boyles. Permit issued for church festival hayride. New ordinance for ORV/golfcart will be considered at October public hearing. There has been damage to township hall during rentals. Due to damage, a new stove is to be purchased.

Public Hearing – Cornerstone Contracting, Matt Brower. He wants to construct a new building on the corner of 142nd and 26th for his concrete business in order to move it out of the current home location and add that back to farm. It will consist of office space and storage.

Public hearing – opened 7:07 p.m. No public present. Motion by Pitsch, second by Boyles to close public hearing. 7:09 p.m. PC discussion followed. Cornerstone has SUP at present location and there have been no complaints. Proposed site is C-1 zoning which fits this business better.

Motion by Berens, second by Boerema to approve SUP request with following conditions:

- 1. Hours of operation 5am to 8 pm**
- 2. No outdoor storage exceeding 5 days**
- 3. Pending Drain Commission approval**
- 4. Pending Road Commission Approval**
- 5. Pending Health Department approval**

Motion carried.

Site Plan Review – Cornerstone Contracting – after brief discussion, motion by Berens, second by Oosterink to approve with the following conditions:

- 1. Current car sales to be moved**
- 2. Downcast lightin on building not to shine on neighbors' lots**
- 3. Landscaping on 26th not in current plan, to be added to match front – North corner of property south to driveway and south of driveway 50 feet. To be maintained ornamental trees.**

Motion carried.

Public comment – none.

Other/Roundtable – Broken concrete noted at sandpit – not allowed under current permit. Rehobooth senior living – issues with parking lot, dumpster enclosure, signage and porch. Both sites to be checked by PCI.

Adjournment – motion by Oosterink, second by Berens. Motion carried. 7:58 p.m.