

Salem Township Planning Commission

Minutes, December 3, 2015

Called to Order, Pledge of Allegiance – 7 pm. Members Present – Berens, Boyles, Boerema, Myers, Oosterink, Pitsch, Wagner.

Approval of the agenda, with exception: to move Public Hearing up to position after Township Board Report – motion by Boerema, seconded by Oosterink – motion carried.

Approval of the November, 2015 meeting minutes – motion by Pitsch, seconded by Wagner – motion carried.

Inquiry of Conflict of Interest – none noted.

Township Board Update – by Boyles – Voted not to collect dog license fees for county. Reviewed road projects for 2016, to do as budget allows. Postponed vote on Allegan County Resource recovery fees. Trees in new cemetery area will be put out for bid again in spring. Discussion on Brownfield sites tabled pending more information.

Public Hearing – rezoning request by Woodworth Properties LLC, for southeast corner of 30th and 142nd from R-1 to Commercial. Opened at 7:04 pm. Introduction by Myers, who pointed out it is Commercial in Master Plan. Overview by Jim Milanowski who displayed the site overview for a Dollar Store on 1.62 acres, and noted that the Road Commission as approved drives and Health Department has been on site.

Audience input –

Ray Feltenburger – noted the Sandy Pines sign and electric pole are on that corner. Milanowski said they will deal with.

Jim Pitsch – had call from Road Commission, 142nd not on right track – weaves, wondered how it affects site – concerned. Milanowski in contact with Road Commission. Per Craig Atwood, will not have effect.

Dan(Bruce Allen Enterprises) – concerning oil well and tank – has lease, 75' easement for access and 300' setback from well. Myers noted that this issue is between Woodworth and lease.

Ray Feltzenburger – 1970s road construction affected by large maple trees.

Motion by Pitsch, seconded by Berens to close public hearing. Motion carried. Public Hearing closed at 7:17 pm.

PC member discussion –

Wagner – questioned spot zoning as illegal, parcel is very small.

Pitsch – hoped for Village Commercial Zoning to come first

Myers – makes sense to do one parcel at a time as applied for, and noted that Bunker Hill and gas station are already zoned commercial.

Pitsch – questioned whether or not it is possible to zoning only part of a parcel not yet split as parcel number on application is for entire parcel.

Oosterink – recognized need for split, does not think it is spot zoning.

Boyles – doesn't like rezoning the whole 15 acres of parcel

Boerema – concerned about oil lease, doesn't like whole parcel rezone but are going in future direction

Motion by Berens, seconded by Wagner to table request until input received from Township Attorney regarding ability to rezone partial parcel that has no separate legal description or parcel number.

Motion carried.

Final consideration of Village Commercial Zoning Amendment (to prepare for public hearing) - input from attorney review and further questions will be given to attorney for next meeting. On the zoning map, A-2 and R-1C will be combined into R-1. As this is map correction only, no hearing is needed. Previously approved ordinances regarding Outdoor gatherings, wind, medical marijuana, and front yard access buildings will be added to Ordinance book.

VC-1 hearing will be scheduled when ready, for both book and map. Presently, no hearing scheduled.

Meeting dates for Planning Commission in 2016 (generally but not always first Thursday of each month). All meetings are held at the Salem Township Hall building.

Jan 7	July 14
February 4	August 4
March 3	September 8
April 14	October 6
May 5	November 3
June 2	December 1

Public Comment – Jim Pitsch – new attorney has also worked as a planner and is well qualified. Communications towers/broadband initiative will bring new ideas and structures. Master Plan is waiting for Parks Plan. Brownfield development possible sites might be creamery, Shell station, and old dump.

Other/Roundtable – Boerema – new address – 37 E 35th St, Holland 49423.

Report from PCI – Top Grade is cleaned up. Senior Facility has been sent letters, visited, talked to regarding parking lot, front porch, fence, and dumpster enclosure.

Adjournment – motion by Oosterink, seconded by Wagner – motion carried. 9:02 adjournment.