

Salem Township Planning Commission
Minutes, March 3, 2016

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

Approval of the Agenda – moved by Pitsch, seconded by Berens. Motion carried.

Approval of the February, 2016 Meeting Minutes – motion by Oosterink, seconded by Wagner. Motion carried.

Inquiry of Conflict of Interest – none noted.

Township Board update – none.

Public Hearing, Village Commercial Zoning Amendment –

Overview presented by Lori (PCI) who explained the need to avoid excessive variance requests for rebuilding on same footprint and new businesses, and to bring current parcels into compliance by first creating a new district, then placing parcels in that district.

Public Hearing opened at 7:07 p.m. Public comment:

Bub Brainard – 4260 30th, questioned – are all commercial or some parcels residential now? Prefers to retain Village Residential – advantage – protections for residences. If commercial, can huge businesses come in? Lori (PCI) reiterated that this may be better addressed at the hearing subsequent to this one. She was then asked if houses on Newell Street are nonconforming? Mr. Granard would like to retain Village Residential zoning. Believes Commercial will devalue property down the road.

Jamie Pait, 3007 Newell – questioned if 80 feet setback off road applies to Newell . Answer – No – It is 30 feet from road right of way which ends 33 feet from the center of the road. He has concerns about a vacant lot by his house and does not want a business on it, as well as concern for the service station easement on his land which grants rights to expand and possible encroach on his drainfield.

Sarah Hernandez – 3013 143rd – asked if parcels highlighted on map will be included in new district? (They may be but will be examined individually). She also asked about setbacks and does not approve of some of the permitted and special uses in the proposed Ordinance Amendment.

Jamie Pait – asked about procedures in PC. Lori (PCI) explained the steps in PC process.

Bub Brainard – Asked if Village Residential couldn't just be amended to meet parcel needs?

Jim Pitsch – Commented that setbacks for primary roads came before the way the road is built up today, as did side yard setbacks. He asked if those who choose not to be included in new district now can be added later (yes) and noted that there are already businesses around the block from houses.

Bub Brainard – Does not like some of the special uses , for example, Commercial Kennel as it has already been rejected [previously]. Also has issues with bulk LP, machine shops, and towers. Questioned if condemned buildings must be torn down (township has blight ordinance). He also stated that Oldcastle

Glass used to be problematic but is now cleaned up. He wondered if new people coming in would have same regard?

Joy Coffey – 4222 30th – Wondered if it would make it tougher to sell? (no – easier because structures could be rebuilt).

Jamie Pait – Asked if financial institutions could be missing the issue of rebuilding ? (yes) Potential for businesses come in scares him.

Brandon Oosterink – noted that changing zoning does not change the character of your property.

Brittany Jones – Questioned what does it matter if businesses open on each side of a home- scarier than if house goes

Bub Brainard – Maybe PC should ask those in Commercial if they want to be in Village Residential and Residential should stay residential. They are homes – all issues could be addressed through amendments to village residential.

Jim Pitsch – Big lots on West of 30th have powerline limitations.

Bub Brainard – One house in Burnips is actually 3 feet over on neighbor's land, realizes need for commercial because currently five empty buildings but greater need to protect residential areas.

Motion by Berens, seconded by Wagner to close Public Hearing. Motion carried. 7:57 p.m.

PC members discussion. Pitsch – need to take second look at list of permitted and special uses with citizens/residents input. Wagner – change name back to VillageResident/Commercial. Berens – forge ahead. Oosterink – no comment. Myers – forge ahead but look at list of uses again.

List was reviewed, use by use with input from citizens on each use. Input recorded and changes in amendment to reflect this.

Motion by Wagner, seconded by Berens to postpone vote on this amendment pending retype and review by members at next meeting. Motion carried.

Motion by Pitsch, seconded by Wagner to postpone Public hearing on rezoning of parcels, pending passage of Village Commercial Zoning Amendment. Motion carried.

PC/ZBA Training opportunity (April) reviewed by members and sign ups passed on to PCI (Lori).

Public Comment – Bub Brainard – People won't want change, need to walk not run. Jim Pitsch – need to look at amending Ordinance on towers, as Broadband may be possible if Ordinance allowed.

Other/Roundtable – Possible Special Use hearing 4/14 on expansion of storage facility (Meidema) and possible revised Site plan for Dollar General. Township Board has approved rezoning recommendation.

Motion by Oosterink, seconded by Wagner to adjourn. Motion carried. 8:44 pm.