

Salem Township Planning Commission

Minutes, May 4, 2017

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

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

Approval of the April, 2017 Minutes – motion by Boerema, seconded by Wagner – motion carried.

Inquiry of Conflict of Interest – Berens to excuse himself for Item 6, Redline Excavating.

Township Board update – none.

Public Hearing – Redline Excavating, by Mike Meyer, as postponed from March and April meetings. Berens took seat off board, in audience due to conflict of interest. Member discussion – from Finding of Fact worksheet and noted herein:

Regarding Section 15.03, Discretionary Standards:

- (a) Be designed, constructed, operated and maintained so it will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the area in which it is proposed.**

Consensus: does not comply – Ag and residential area not conducive to 24 hour business, traffic. Excavating business would change the character of the area, though one member noted that it could be viewed as similar to large farm operation.

- (b) Be adequately served by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, water and sewage facilities and schools.**

Consensus: complies.

- (c) Not create excessive additional requirements at public cost for public facilities and services.**

Consensus: complies.

- (d) Not involve uses, activities, processes, materials and equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.**

Consensus: does not comply – Regarding traffic, noise, dust on site, storage tanks (fuel)

- (e) Be consistent with the intent and purpose of the zoning district in which such use will be located and not set precedents for development which could adversely affect the long term plans and policies of the Township.**

Consensus: does not comply – Currently zoned for ag and is ag conservation in Master Plan. Intent to retain as ag.

- (f) Be compatible and in accordance with the Salem Township Master Plan.**

Consensus – does not comply. Zoned ag and ag conservation in Master Plan.

Motion to deny request for SUP by Pitsch, seconded by Wagner. Motion carried.

Public Hearing – Centershot request to amend SUP for Archery Range, by Rob Miller. Berens rejoined board without further conflict of interest.

Overview of request presented by Rob Miller, to open outdoor archery range adjacent to current building

Public hearing opened by Chairman at 7:20 pm. No public comment. Motion by Berens, seconded by Wagner to close public hearing at 7:21 pm.

Member discussion – Oosterink and other members questioned access to range, fence height at rear of range. Miller agreed that a chain link rolling gate could be installed at front access. He suggested tarp for raising height of stoppage at back of range. Oosterink then suggested fence be taller, 12 feet.

Regarding section 15.03, Discretionary Standards: Request was, by consensus, found to comply with all sections, (a) through (f) due to the current use and zoning of business already on site.

Motion by Berens, seconded by Pitsch to approve request with following conditions:

- 1. Install rolling chain link gate to front access**
- 2. Raise height of back fence to 12 feet.**
- 3. Motion carried.**

Public Hearing for SUP – accessory building location, by Dan Yntema. In Mr. Yntema’s absence, overview presented by Lori from PCI. Applicant request to build storage building for personal use that will extend slightly in from of resident.

Public hearing opened at 7:42 pm. No public comment. Motion by Boerema, seconded by Wagner to close public hearing at 7:42 pm.

Member discussion – to clarify location on aerial photo of parcel.

Regarding section 15.03, Discretionary Standards: Request, by consensus, was found to comply with all sections, (a) through (f) because of location, existence of previous buildings, and that barns are allowed in the current and future zoning district.

Motion to approve request with condition that it be for personal storage only, by Wager, seconded by Berens – motion carried.

Public Comment – by Mike Meyers – questioned when was last time there was a ‘no’ vote on an SUP request? Also questioned availability of PA116 funds and source.

Other/Roundtable – Lori from PCI – passed out copies of PC bylaws from 2009. Pitsch reminded members of available trainings this month through MTA. Oosterink questioned the need for SUP for Burnips Equipment Open House this Saturday. PCI and consensus was no. Complaint regarding property on 140th is in progress, being dealt with.

Motion by Berens, seconded by Boerema to adjourn. Motion carried. 8:13 pm.