

Salem Township Planning Commission

Minutes, February 2, 2017

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

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

Approval of the January, 2017 minutes – Motion by Boerema, seconded by Pitsch. Motion carried.

Inquiry of Conflict of Interest – none noted.

Township Board update – none (reporting member absent)

Public Hearing – Step II Site Plan – Why Knott Ventures LLC (Grounds of Favor), for site condo with open space and 3 parcel splits. Mr. Van Singel gave overview of 20 acre parcel plan for site condo with private road. He indicated that site is laid out and agency reviews submitted.

Public Hearing opened at 7:09 pm. Greg Lenhart asked how far off the private drive houses would be? PCI showed plan and 50' setback. He then asked about how many acres are in back? Van Singel replied that there are 6.8 acres (open space) as well as 25' strip all the way around – both will always be open and wooded. Dan DeMann asked if a walkway or path will be developed in the back but Van Singel said no. Mr. DeMann then asked about house sizes and Van Singel shared that a ranch will be 1200sq ft, a two story 1500sq ft, and main floors will have a 1000sq ft minimum.

PCI then reviewed the Site Condo approval process so those in attendance would understand.

Greg Lenhart inquired about natural gas and cable. Van Singel indicated that there would be, underground to all houses which would be single family dwellings. Shelia Haspo asked where the development sits in relation to Denali Drive and this was pointed out on map. She also wanted to know if there was a previous letter to land owners and was told no, because this is the first public hearing (by Myers). Van Singel mentioned that front homes are sold and others will be built as spec houses. Greg Lenhart asked about survey and markers and Van Singel assured him that they were there but would need to see physically to know which markers indicate which piece of information.

Motion by Berens, seconded by Pitsch to close Public Hearing. Motion carried. 7:22 pm.

PC member discussion - Access to front lot C has been changed since last review. Boerema questioned neighbors about interest in cable and natural gas access. Residents from Denali and Deer Trail are very interested. Lori from PCI volunteered to help put them in contact with each other. Osterink asked about outdoor woodburners – Van Singel indicated that this issue has not yet been discussed.

Motion to approve Step II Site Plan with the following conditions:

1. Existing trees to be minimally cut down to preserve landscaping .
2. Formal Approval of all Soil borings from Allegan County Health Department.
3. Formal approval of Allegan County Road Commission
4. Approval/agreement to serve area by relevant utilities.
5. Attorney review and approval of covenant restrictions and road association.
6. Formal approval from Allegan County Drain Commission.

by Wagner. Seconded by Boerema. Motion carried.

Sign Ordinance – Final size numbers agreed upon. Final draft to be reviewed in March with Public Hearing possible for April.

Master/Parks Plan – Soil Suitability Map – clear copy with better colors located, other corrections in place. Only needs page numbers update. Parks Plan to be dated 2017. Possible Public Hearing in April.

Solar Farms – inquiry received by PCI but no interest among PC to develop zoning at this time.

Public Comment – Nora Balgoyen-Williams from Allegan County Economic Development presented on re-purposing the old Hudsonville Creamery building. It would be developed as a brewery (beer and wine) by Artisan Distilleries, currently of Grand Rapids. They wish to move and expand their operation. Brian Silvernail was the real estate person that was searching for site. Emir Hararian would be the tenant. He forecasts 15 to 30 or 40 jobs. He is allowing 6 – 14 months for permitting and preparation. Phase 1 would be to move production. Phase 2 would involve further venue development. Currently this site is zoned Industrial to production is a permitted use. Further Phase 2 development would need zoning amendment to proceed.

Other/Roundtable - Lori from PCI mentioned a number of SUP public hearings that may be scheduled for the March meeting.

Adjournment – Motion by Boerema, seconded by Berens to adjourn. Motion carried. 8:26 pm.