

**Salem Township Planning Commission
Minutes, March 2, 2017**

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

Approval of the agenda – motion by Oosterink, seconded by Berens. Motion carried.

Approval of the Minutes of the February, 2017 meeting – motion by Pitsch, seconded by Wagner. Motion carried.

Inquiry of Conflict of Interest – Berens indicated conflict with Public Hearing for SUP for Excavator yard and will be excused to audience for that item.

Township Board Update – by Boyles - Under new business – security update for computers – tabled, Lenhart Lawn Service to fertilize park, office battery back-up system (failing) – tabled, approved continuance of recycling with Allegan, work order for dust control.

Public Hearing for Hilbink, SUP at 4554 Rose Lane – front yard pool. Overview of request by Lori of PCI. This pool is already in place in front of owner's house. Owner wants to proceed properly with building permit to finish and do it correctly. PUBLIC Hearing opened by Myers at 7:02. No public comments or questions. Motion by Berens, seconded by Boerema to close public hearing. Motion carried. 7:05 pm. PC member discussion - no problems/questions noted. Motion to approve as requested – by Wagner, seconded by Boyles. Motion to approve SUP as request – carried.

Public Hearing – SUP for truck yard, Redline Excavating at 3073 146th. Berens excused to audience. Introduced by Myers, overview by Cal Becksvoort of Latitude Engineering for Mike Meyers. Applicant is requesting SUP to construct and operate equipment storage and maintenance in parcel currently zoned A-1. Becksvoort detailed permits to be obtained and Phase I/Phase II of project. He noted that applicant has been a resident of township since 2000 and in this business since 2009. Becksvoort then reviewed PCI summary of request and then requested that this application be tabled until next meeting in order to gather and satisfy public questions/concerns.

Myers opened public hearing at 7:10 pm and invited public comment:

Eleanor Raab – questioned exact location

Frances Raab – questioned salt storage – Meyer: indoor storage, Phase II structure with concrete floor and septic system drainage.

Jill Klocke – questioned why bring this company to the country? -Meyer: wants shop by house for peace and family, on class A road, properly screened.

Jill Klocke – Noted that [we] moved to the country and now big trucks and big business are coming in!

What about traffic? – Meyer – all will go east to 30th. Remainder of parcel – indicated plans to return to ag condition.

Brad Beers – is .4 miles down on 146th – questioned why to tight to others and what countermeasures to screen?

Inquired about line of sight from other homes. – Becksvoort pointed out 10' berm and 6' conifer planting – will be solid in 10 years.

Ethan Berens – lives in front of proposed project – grew up on parcel in request – wondered why project can't be moved back by Meyer's house. He indicated that he is already hearing noise.

Jamie Baker for Dean Berens – The evergreens currently in place were planted by his father in 1997 but still does not stop sounds or lights. Does not believe that this business belongs in this location. Wants it put back by Meyer's house. Swamp area, he believes, will get worse – drainage will not work. – Meyer said that water will move across the front and feels that driveway plan will cut noise and lights.

Baker also commented on salt –would it be additional building? –Meyer – No, it is a part of the Phase II building.

Baker – believes this is a sanctuary area that would be taken away and that people like it the way it is.

Dan Striegle – lives immediately to the south – questioned traffic volume - - Meyer – maybe 50 in and 50 out each day and 13/50 might be heavy trucks but much equipment is left on job sites and in the off season will be parked on asphalt milling area.

Striegle – expressed that sight of so much heavy equipment will lower property values. He then asked about an asphalt plant or sand removal from site – Meyer – No to both.

Amy Striegle – fears loss of sanctuary and wants to keep it as it, reminding Meyer that he knew it was AG when he purchased it and that he already has a business location elsewhere.

D Miller – just to the east – has noise concerns – feels berms aren't going to cut it- can already hear Boyd Berens farm equipment on 32nd st. Is against the location, not the business.

Ron Myer – Mike Meyer's dad – said that 40 years ago he was in his son's shoe's in Zeeland Township and those neighbors had the same fears but things are good now with those neighbors.

No other public comment offered.

Motion by Boerema, seconded by Oosterink to close Public Hearing – motion carried 7:50 pm.

PC member discussion/comments

Boyles – noted the 50 vehicles to and from.

Wagner asked if work started – has heard noised, seen vehicles – Meyer said it is personal parking area by his barn.

Boerema – noted that it is not the first excavator in the township – that most crime in township is residential not business, and that it is not the ideal place for neighbors.

Oosterink – agrees with neighbors that project should be farther back but is not opposed to general concept.

Myers – has issues with major operation in this district because should not be in Ag and this area remains AG in the Master Plan. Should be in an area where it is harmonious, not detrimental to properties, values, and way of life.

Pitsch – concerns about noise, especially when other complaints about truck noise have been received and it is in conflict with Town Board trying to cut back on noise by passing ordinance outlawing use of engine braking in township. Would also change character of area while PC is working to attract visitors to Burnips. Also concerned about fluids leaching into soil through millings.

Wagner – Concerns about character of area, neighbors' feelings and salt leaching. – Oosterink reminded PC that there would be cement floor and septic drainage.

Boerema – stated that he has fewer reservations than others but agrees that he would like to see it set farther back.

Pitsch asked Ron Meyer about his growth rate in the 40 years he has operated. He said that he has gone from 8-10 employees to 46 at his site.

Boerema – stated that the fact that it is zoned AG weighs heavily.

Motion by Pitsch, seconded by Wagner to table application until next meeting. Motion carried. Application to be carried over to April meeting.

Berens returned to PC.

Sign Ordinance – final draft received and reviewed. It will go to Public Hearing at April PC meeting.

Public Comment – none.

Other/Roundtable –

Sonny from Bunker Hill inquired about any steps needed to start small scale brew pub (beer of the month) and entertainment license for card playing. PC consensus found that these are already covered in her current zoning and Myers will indicate as such to supervisor.

Master Plan –update – waiting for electronic version of 1 map in order to be able to publish/notify as required by law.

Spash Pad – in Allegan, planning stage beginning.

Mixed use amendment for certain districts – to be drafted by Lori for next meeting.

Motion by Berens, seconded by Wagner to adjourn. Motion carried. 8:28 pm.

Kp3/3/17

