

**Salem Township Planning Commission**

**Minutes, January 5, 2017**

**Called to Order, Pledge of Allegiance – 7:03 pm. Members present – Boerema, Myers, Oosterink, Pitsch, Wagner. Absent – Boyles (with notice), Berens.**

**Approval of the meeting agenda – motion by Wagner, second by Pitsch. Motion carried.**

**Approval of the December, 2016 Meeting Minutes – motion by Pitsch, second by Wagner. Motion carried.**

**Inquiry of Conflict of Interest – none noted.**

**Township Board Update – none.**

**Public Hearing for Special Use Permit, Accessory Structure in front yard. 3039 Farm View Lane. Introduction by Myers. Public Hearing opened at 7:06 pm. Myers questioned trees – owner indicated 6 – 8’ blue spruce and pointed out location on plan. Spaced 10 – 12’ apart. Owner (Linda Kraak) also indicated that building siding will match home siding.**

**No neighbors were present – no public comment. Motion by Oosterink, second by Wagner to close public hearing. Motion carried. 7:13 pm.**

**Motion to approve Special Use Permit as requested, by Pitsch. Second by Boerema. Motion carried.**

**Preliminary Site Plan Review for Grounds of Favor – site condo plan. Located at 140<sup>th</sup> and 26<sup>th</sup>. Ron Van Singel, representing Why Knott Ventures, presented overview of 20 acre site including Tier 1 splits, Private Road, and Open Space. He also emphasized keeping as many trees as possible and onsite retention for drainage. Plan has been sent to relevant agencies and is now back to Planning Commission for preliminary review. PC consensus was for him to go forward. A public hearing will be set for February PC meeting for final review.**

**Sign Ordinance discussion, continued from last meeting. Changes will be brought to February meeting.**

**Public Comment – none.**

**Other/Roundtable – status of Master Plan and Parks Plan – Lori (PCI) to make changes agreed to in Master Plan and review Parks Plan then PC will take next step toward formal adoption. Lori (PCI) will also inquire about availability of soil map colors.**

**For February meeting – Sign Ordinance, Master & Parks Plan, Condo Site Plan Final Review, and possible SUP Hearing (study packets to be sent out by Lori).**

**Motion to adjourn by Oosterink, second by Pitsch. Motion carried. 8:44 pm.**