

**Salem Township Planning Commission  
Minutes  
August 3, 2017**

**Called to Order, Pledge of Allegiance – 7 pm.**

**Roll Call – present – Berens, Boerema, Myers, Oosterink, Pitsch, Wagner. Absent with notice – Boyles.**

**Recognition of visitors – none.**

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

**Comments from the Public on items not on the agenda – none.**

**Approval of the Agenda for the meeting – motion by Oosterink, seconded by Wagner. Motion carried.**

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

**New Business**

**Continuation of Diamond Springs Steel SUP application as postponed from July meeting – postponed to September.**

**Public Hearing – Accessory building request (second, temporary dwelling, VerStraat)  
Public Hearing opened at 7:05 pm with overview of request by PCI. Applicant wants to purchase property and live in current home while caring for parents on same parcel in a mobile home (1200 sq ft doublewide) with new well and septic. Public comment/question – Jim Hall – wondered who gets mobile home later but was reassured that it is temporary.**

**Motion by Pitsch, seconded by Berens to close Public Hearing. Motion carried. 7:09 pm**

**PC member discussion – Boerema – inquired if driveway would be shared (yes) and defined exact mobile home location on parcel.**

**Findings of Fact, 15.03:**

- a. Complies – consensus – still residential use.**
- b. Complies – consensus – just another single family residence.**
- c. Complies – consensus.**
- d. Complies – consensus.**
- e. Complies – consensus – residence in residential area.**
- f. Complies – consensus – on temporary basis.**

**Regarding 11.07**

- 1. Complies – consensus – temporary, for parents.**
- 2. Complies – consensus – more than 20'.**
- 3. Complies – consensus – in order to get building permit.**
- 4. Complies – consensus – not exception.**

**Motion to approve request as submitted – by Wagner, seconded by Boerema. Motion carried.**

### **Public Hearing – Top Grade Aggregate for mineral extraction**

**Public Hearing opened at 7:19 pm. Overview by PCI. Proposal to open sand mine in order to level out hill and create tillable ground (farmland). Project will take more than 12 months – total plan for 5 years, as explained by Ross Veltman of Top Grade. Top Grade will remove and stockpile topsoil then will mine 450k yards of sand. Dust control measures will be taken a few times a year, mowing at roadside will be done and a sign will be erected. Hours of operation will be the same as at the other pit. He explained the need for the second pit is to meet big job needs while the older pit will meet small job needs.**

**Public comment - Scott Vander Kolk – asked about setbacks and elevation compared to existing hole. Setback is 150' with possible exception by PC to 50'. Worried about water coming on to his property but was assured that runoff will stay in pit and Veltman explained that slope will allow less water to go onto VanderKolk property. Motion to close public hearing by Pitsch, seconded by Berens. Motion carried. 7:40 pm.**

**PC member discussion – Myers – to VanderKolk – 1:7 slope to west (as proposed) may benefit him, though VanderKolk doubts it will be that way. Pitsch – questioned road surface – Veltman indicated they would gravel 6” all the way if needed. Boerema – concerned about drainage/run off for neighbors, questioned need for pond. Veltman reiterated that run off is not allowed by law and he believes it will not happen. Myers asked public (Mrs. Betty Demaray) if she was clear on project and she wanted to know how far from her the project would be so Myers showed her (very far!) Myers then proposed same bond and insurance as at other pit, with yearly inspections and reports. He reminded everyone that it is a 5 year project including reclamation.**

### **Findings of Fact 15.03**

- a. complies – consensus as it will revert to farmland.**
- b. complies – consensus – same as other pit, class A road.**
- c. complies – consensus**
- d. complies – consensus – as other pit winds down, new pit will increase and noise at new pit is temporary.**
- e. complies – consensus – temporary.**
- f. complies – consensus – Ag will stay Ag.**

### **Findings 21.07**

- 1. yes – will create ag land and sell sand.**
- 2. can't farm now because of hill so suitable for mining.**
- 3. temporary use – ag to ag.**
- 4. yes – 1/2 mile from existing pit.**
- 5. no effect – short time period.**
- 6. N/A**
- 7. condition in motion (action)**
- 8. already in place**
- 9. insurance – condition in motion (action)**

### **Motion to approve with conditions as noted on application:**

- hours of operation same as at other pit**
- 5 year plan including reclamation**
- no materials brought in, no stockpiles (except topsoil from site)**
- no berm creation required**
- same bond and insurance per acre as other pit**
- yearly inspections and reports**

**-setback reduced to 50' for grading, stays at 150' for mining  
-no crushing**

**Motion by Berens, seconded by Oosterink. Motion carried.**

**Site Plan as presented – motion to approve by Pitsch, seconded by Wagner. Motion carried.**

**Old Business**

**Update on blight issues – on going, PCI still working with issues.**

**Correspondence received – none.**

**Reports and comments**

**Township Board update – none (Boyles absent)**

**Other/Roundtable**

**Complaint procedure – requirement to remain in writing and signed**

**By-Laws amendment - Motion by Pitsch, seconded by Wagner to require full name and address for public comments and limit public comments to 3 minutes per person during public comment section of the agenda only. Motion carried.**