

Minutes
Salem Township Planning Commission
July 6, 2017

Call to Order, Pledge of Allegiance – 7 pm.

Roll Call – Present – Berens, Boerema, Myers, Oosterink, Pitsch, Wagner.

Recognition of Visitors – none noted.

Approval of the Previous Meeting Minutes – as corrected to add reference to monies previously paid to Landmark strategies, under discussion of budget. Motion by Pitsch, seconded by Wagner. Motion carried.

Comments from the public on items not on the agenda – Mike Meyer – query on who has polices the actions of the Planning Commission? Also question on complaint follow up policies. Myers replied that PC is responsible to public as well as Township Board. Complaint procedure (outlined by Lori of PCI) is that complaint must be written and signed.

Approval of the Agenda for Meeting – motion by Oosterink, seconded by Boerema. Motion carried.

Inquiry of Conflict of Interest – none noted.

New Business – Public Hearing on request by Scott Pikaart to amend current Home occupation SUP to allow for expansion of building and number of employees. Intro by Pikaart explaining his intent to handle larger (sized) projects and need for space and help to handle. Not an increase in number of things produced, only increase in size of items produced, so no increase in traffic foreseen. John Coupe asked which strip of land had been purchased in increase parcel size for expansion and indicated sensitivity to property lines. Pikaart detailed purchase and said there was no intent to remove back trees.

Public Hearing opened at 7:19 pm. No public comment offered. Motion by Berens, seconded by Wagner to close public hearing. Motion carried. 7:20 pm.

PC member discussion – Wagner – assuming new machinery – noise issue? Pikaart – same machines, simply bigger. Pitsch – number of employees – confirm asking 2. Boerema – Asked about possibility of moving business in the future – plan for building. Pikaart stated it will be used for personal storage or workshop. Currently renting storage for various personal items. Wagner – inquired about traffic flow for trucks – Pikaart wants to get permission to move driveway in order to allow trucks to pull through and not back out on to road. Optimal would be deliveries in the rear. Oosterink – concerned about parking and appearance of building front, to be comparable to others in township. Berens – would like to see new driveway for safety. Myers concerned that operation has grown beyond scope of home occupation – getting to be a business with a home on the property. Wagner expressed same concern about size of expansion. Boerema expressed a difference in opinion because it is the size of each product that has grown and needs the space in new expansion, not that the business itself has grown. Berens agrees with Boerema and notes only 2 employees may be added. Wagner asked if it would remain a job shop? Pikaart affirmed it would. Boerema asked neighbor, John Coupe, about any problems with current operation? Mr. Coop replied that there were none. Oosterink sees both sides of expansion/home business issue and wonders if it is an issue because of the size of the expansion – doesn't bother him. Myer questioned the number of employees and Pikaart replied that initially there would be only one but is asking for 2 in order to cover his bases. Also covering bases by asking for all of building expansion even though can only afford to add side additions to current building at this time and will add back addition later. He asked Lori about time limits on permit and was told that he had 2 years to pull permit or SUP

amendment would expire. Myers would like to see full site plan. Hours of operation to stay the same.

Lori suggested that PC show consensus and indicate what should be on site plan.

PC then went through Findings of Fact, section 15.03

a. Complies(consensus), exists and appearance will not change.

b. Complies (consensus), no change in what is already being done.

c. Complies(consensus), no change to current situation.

d. Complies (consensus), corresponds to #5 in original SUP. Wagner sees need to make sure adequate.

e. Complies (consensus), approved previously as home occupation in current zoning- if business moves it will still be his home – no precedence set.

f. Complies (consensus) – treating as home based occupation with no change in zoning.

Standards for Type II Home Occupation were then reviewed:

1. Hours of operation – will stay as now (same)

2. Floor area proposed – 7000square feet

3. Area, height, bulk, location – per site plan.

4. Outdoor storage – none

5. Combustible, toxic, hazardous storage – same as original SUP

6. Machinery/electrical interference – none noted.

7. Traffic – per site plan

8. Parking – per site plan

9. Employees/associates – limited to owner plus 2.

Lori (PCI) then very briefly reviewed 14.04 to be sure of what needs to be on site plan, as this is existing operation. She will work with applicant. Plan can be unstamped.

Motion by Pitsch to postpone consideration of this request until August 3 meeting, pending site plan. Seconded by Berens. Motion carried.

Old Business – Sign Ordinances, master Plan and Parks Plan approved by Township Board. Lori (PCI) attended that meeting to clarify issues and answer questions on these items.

Correspondence received – none.

Reports and comments-

Township Board Update by Lori – Township Board worked on grant for tornado shelters at Sandy Pines.

Other/Roundtable – Pitsch attended workshop on Medical Marijuana workshop for municipalities – information made available.

Berens noted disrepair at property on 32nd and 146th. A written complaint has been received and will be acted upon.

Lori (PCI) reported on progress at property on 140th that is in progress for clean up. She is making weekly visits to oversee.

Property at 2500 block on 138th – Enforcement started last fall but owner died (pictures taken for record) – heirs now cleaning up for sale purposes.

Inquiry from public (Robyn – last name not given) about wires hanging low on east side of 30th north of old creamery building. Myers directed her to call county or utility. Not PC issue.