

**Salem Township Planning Commission
Minutes, September 7, 2017**

Called to Order, Pledge of Allegiance – 7 pm.

Roll Call of Members - all present (Berens, Boerema, Boyles, Myers, Oosterink, Pitsch, Wagner)

Recognition of Visitors – none noted.

Approval of the August, 2017 Minutes – motion by Boerema, seconded by Oosterink. Motion carried with correction “Motion to amend by-laws by Wagner, seconded by Pitsch”

Comments from the public on items not on the Agenda – none noted.

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

Inquiry of Conflict of Interest – none noted.

New Business

**Continuation of Diamond Springs Steel (S. Pikaart) as postponed from July:
This is a request to amend original SUP in order to increase size of building and number of employees. An engineered site plan has been submitted as requested. Mr. Pikaart indicated that a driveway permit has been obtained.**

PC members discussed size of building, welding as an industrial activity and lack of neighbor complaints. One neighbor who has children was present to support Mr. Pikaart.

Findings of Fact noted in July.

**Motion by Pitsch, seconded by Boerema to approve amendment to SUP as requested.
Motion carried.**

Site Plan review for Diamond Springs Steel – Members questioned drainage, lighting, dumpster and parking.

Motion by Boerema to approve site plan with conditions:

- 1. Obtain drain commission approval for drainage**
- 2. Exterior lights must be downcast**
- 3. Addition of an exterior dumpster will require administrative review of minor site plan amendment.**
- 4. Parking – spaces totaling 5, one of which is handicap, located closest to building.**
- 5. Existing screening to be kept (pine trees) as adequate**

Motion seconded by Berens. Motion carried.

Public Hearing – Front Yard Accessory Building (R Hitchcock)

Public Hearing opened at 7:42 pm. Request by Ryan Hitchcock to put accessory building for storage in front of dwelling. A variance to the required side yard setback was granted by the ZBA in July. Pictures of the parcel and dwelling were given to the PC for information.

Public Comment – none. Motion to close Public Hearing by Pitsch, seconded by Berens. Motion carried. 7:55 pm.

Findings of Fact -

- a. Complies (consensus) – matches character of dwelling and is residential use**

- (storage) in residential district.
- b. Complies (consensus) – does not change or add to current needs.
 - c. Complies (consensus), same as b.
 - d. Complies (consensus) – storage is personal.
 - e. Complies (consensus) – residential outbuilding, others in area
 - f. Complies (consensus) – see a.

Accessory Buildings, 11.09

- 1. Findings – acceptable dimensions for safety and neighbors
- 2. Findings – acceptable distance from road
- 3. Findings – acceptable – matches character of house so none required.
- 4. Findings – acceptable – side yard setback variance already granted.

Motion by Boyles, seconded by Wagner to approve as requested. Motion carried.

Public Hearing – Accessory structure in front of dwelling (Boerema)

Public Hearing opened at 8:00 pm. Overview of plan and need by applicant. Public comment – none.

Motion by Wagner, seconded by Boyles to close public hearing. Motion carried. 8:05 pm.

Motion by Oosterink, seconded by Berens to approve as requested. Motion carried.

Artisan Distillery (old creamery building) – query and possible request to add mixed use- as special use for Industrial District – information received by PC members for study.

Old Business – Blight Issues – on 140th – improving, 35th – working on, 138 rechecked-improved. 146th – letter sent but no response.

Correspondence received – none.

Reports and Comments -

Township Board Update – Readopted Parks Plan and master Plan due to previous publication date error. Still discussing recycling reimbursement from county. Bid awarded for safe rooms at Sandy Pines (funded by grant). Blight issues forwarded to PCI.

Other/Roundtable

Eric Thompson will be assisting at PCI office.

Adjournment

Motion by Pitsch, seconded by Boerema to adjourn. Motion carried. 8:32 pm.