

Salem Township Planning Commission

Minutes, September 6, 2018

Call to Order, Pledge of Allegiance – 7 pm

**Roll Call of Members – Present - Coupe, Myers (chair), Oosterink, Pitsch (recording), Wagner, Berens.
Absent – Boyles (with notice)**

Recognition of Visitors – none

Approval of the August, 2018 Minutes – Motion by Pitsch, second by Oosterink – motion carried

Comments from the Public – none

Approval of the Agenda for the Meeting – Motion by Wagner, second by Coupe – motion carried.

Inquiry of Conflict of Interest – none noted

New Business

Public Hearing – SUP – Accessory building in front of home (M. VandenHeuvel) – Hearing opened 7:03 pm. Myers gave brief overview of request. PCI's only concern is setbacks. Owner said that he is reducing size of building by 5' to meet setbacks. Public comment – none. Motion by Pitsch, second by Berens to close Public Hearing. Motion carried, 7:07 pm. Coupe asked to clarify building size (owner – 30' x 45'). Berens asked about height (owner – 16' sidewalls). Berens noted that no neighbors were present. Oosterink questioned aesthetically pleasing aspect (owner noted color, trim, and roof to match house). Coupe noted that setback requirements will be met.

Findings of Fact – Section 15.03 Discretionary Standards

- a. **Complies – will match house, residential storage in residential district**
- b. **Complies – no impact**
- c. **Complies – no impact**
- d. **Complies – personal storage only**
- e. **Complies – residential storage in residential district**
- f. **Complies**

Section 11.09 Accessory Buildings

1. **Complies – meets all setbacks**
2. **Complies - private road, storage does not generate traffic**
3. **Complies – not needed**
4. **Complies – meets all.**

Motion to approve SUP as requested by Pitsch, second by Wagner. Motion carried.

Public Hearing – SUP and Site Plan, Rural Events Center (G. VandeBunte) – Hearing opened at 7:18. Overview by Lori (PCI) who reminded all that the results of actions taken by PC tonight are contingent upon Township Board formalizing approval.

Public comment – Jackie Mohl – asked what kind of events will be hosted – owner listed weddings, graduation open houses and company get-togethers.

Motion by Berens. Second by Oosterink to close Public Hearing. Motion carried. 7:23 pm.
Pitsch questioned relief from parking standards – Lori (PCI) explained that that is a surface not size issue, grass vs. pavement to preserve rural character. Wagner asked for clarification on hours and dates of operation. Owner replied that they will primarily operate on weekends, hoping for May 1 through November 1 (no heat for winter events) and will require quiet time from 11 pm and clean up and out by midnight. Myers questioned dumpster screening. It will be partially screened by location behind building and owner agreed to further screening with fencing.

Findings of Fact – Section 15.03 Discretionary Standards

- A. Complies – building already exists and will keep rural look**
- B. Complies – with health department approval and provision for emergency vehicle access.**
- C. Complies – nothing requested**
- D. Complies – on primary road and limited hours of operation**
- E. Complies – pending Township Board approval**
- F. Complies – remaining ag and good addition to Master Plan.**

Motion to approve SUP and Site Plan with conditions as noted:

- 1. Health Department and Road Commission approval required**
- 2. Open May 1 through November 1**
- 3. Hours of operation – quiet time at 11 pm, clean up and out at midnight.**
- 4. Fence to screen dumpster from cemetery**
- 5. Pending Township Board approval of Ordinance Amendment regarding Rural Events Regulation**

By Berens, second by Wagner. Motion carried.

Old Business

Final look at current Zoning map to insure accuracy. Pitsch commented that colors are not distinctive to some zoning districts so Lori(PCI) will request greater degree of variation. 11 x 17 size will be printed for PC member books and larger wall chart size for Township Hall.

Correspondence received – none

Reports and Comments

Township Board – no report

PCI – new member on board – Heather Mitchell – now also available for questions, etc.

Other/Roundtable – Sand mine on 30th (Lowe) now needs inspection to determine if terms of SUP with Sept 1 deadline have been met.

Adjournment – motion by Pitsch, second by Berens – motion carried. 7:59 pm.

NEXT MEETING – OCTOBER 4.