

Salem Township Planning Commission

Minutes, December 6, 2018

Call to Order, Pledge of Allegiance – 7 pm.

Roll Call of members – Present- Coupe, Pitsch, Myers, Berens, Wagner, Oosterink.

Absent with notice – Boyles.

Recognition of Visitors – none.

Approval of the November, 2018 Minutes – Motion by Pitsch, second by Coupe. Motion carried.

Comments from the Public – none.

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

New Business –

Public Hearing – SUP request by Paul Commons for temporary accessory dwelling.

Brief intro by Myers. Public Hearing opened at 7:03 pm. Public comment –

Carl Perry (also wrote letter in opposition to Zoning Administrator) – explained that trailer was first on parcel for his aunt who had MS – was divorced by Paul [Commons], the applicant. She later died. His (Perry's) cousin lived in the trailer at that time and recently bought a home and moved out. Now Paul [Commons] wants to move in. He works daily for Consumers Power and can take care of himself. Perry then referenced photo of Consumers Power work truck and private pick up parked in front of trailer.

Dan Dodgen – questioned if township has ordinance covering this – PCI explained that it does, as a special use for care, not requiring parcel split. It cannot be a permanent house, only for the duration of the need and then removed.

Connie Commons – (Paul's daughter) explained that the trailer was originally for mom with MS but when she died 3 years ago, sister did continue to live in trailer but is now in a purchased home in Allegan. Dad has brain injury so now has to take care of him – he does work but needs help with certain things. Connie has legal guardianship over dad and for what she has to do for him and for her own family, it is better if he lives in trailer. She does not see why it is seen as negative situation.

Lori Lambright – (also wrote letter in opposition) lives east of mobile home. Opposed to it remaining as neighborhood has changed and it will bring property values down.

Motion by Berens, second by Coupe to close Public Hearing. Motion carried. 7:15 pm.

PC Discussion – Berens ask how long SUP would be good for? Myers replied for as long as need exists. Coupe asked for letter from C Perry to be read and noted that guardianship papers were presented with application. Myers noted that specified time frame for renewal and condition checks might be that way to go. Others agreed.

Paul; Commons (applicant) noted that he has lived in the township a very long time and wants to live on what was originally his property.

Findings of Fact for Section 15.03 Discretionary Standards

- a. Complies – already exists so will not change character of area.
- b. Complies – currently served by public facilities and services
- c. Complies – already exists so no additional public costs.
- d. Complies – as it is residential use in residential area.
- e. Complies – residential district.
- f. Complies – as it is temporary

Section 11.07 regarding Temporary Uses, Structures and Dwellings

1. Complies
2. Complies – will use existing driveway
3. Complies – already water/septic exists
4. Complies – meets size criteria.
5. Complies – residential not ag use.

Motion by Wagner, second by Berens to Approve application as requested with requirement to come back to Planning Commission one year from now for renewal and inspection. SUP will cease if guardianship is no longer needed and mobile home will be removed within 60 days after need ceases to exist. Motion carried, 5 to 1 with Oosterink dissenting.

Additional comment from Dan Dodgen – he works full time, has issues, has son to help him. From Colleen Dodgen – question – for renewal, disabled person was in house before and now in trailer – so really not renewal of SUP. Myers answer – SUP is simply for temporary dwelling.

Old Business –

Midterm Election Results – Impact – Recreational Marijuana – Town Board will need to take action if it is not wanted – they can regulate or prohibit sales, production, processing, transportation – including oils. Potential loss of income to township from excise tax sharing.

Updates on previous issues/complaints – Sand Mine (Lowe) signage issue not resolved. Other issues still pending.

Correspondence received – from Lambright and Perry opposing SUP (see New Business, above)

Reports and Comments -

Township Board – none

PCI – none

Other/Roundtable - Need to develop process for tracking/ending SUPs for temporary accessory dwellings – in future, require yearly inspections.

Next Meeting – January 3, 2019

Adjournment – Motion by Oosterink, second by Wagner. Motion carried. 8:12 pm.

