

Salem Township Planning Commission

Minutes, February 7, 2018

Call to Order, Pledge of Allegiance – 7 pm

Roll Call of members – present Pitsch, Myers, Oosterink, Wagner, Boyles, Coupe. Absent with notice – Berens.

Recognition of Visitors – none

Approval of the January, 2019 Minutes – Motion by Pitsch, seconded by Wagner. Motion carried.

Comments from the Public – none

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

Inquiry of Conflict of Interest – none noted

New Business –

Public Hearing for SUP, D Coffey, Sand Mining. Hearing opened at 7:02 pm. Application review by Myers – applicant wants to do minor mining project to level hill for better farming. PCI gave overview of request as well then applicant commented that hill is only 10 feet high max and that some material will go offsite but much will remain onsite to create slopes. He doesn't think of it as mining – only as improving his farm.

Public Comment – Mike Berens – appreciated explanations which eases his mind but had wondered how deep the mining will go. He now knows that 10 feet will be removed to level and some areas will be raised. There won't be a big hole in the ground. No further public comments.

Motion by Boyles, second by Coupe to close Public Hearing. Motion carried. 7:07 pm

PC member discussion – Oosterink noted crushed asphalt approach/drive. Myers noted Road Commission approval with application. Oosterink questioned need for gate. Applicant explained that he can't have gate due to semi-trucks coming in to load produce and again said that operation will be more skimming that mining with no digging to create big banks or hole. Terry Prett (audience) asked about time frame for completion – applicant replied up to 3 years.

Questions from PCI – where topsoil will be stockpiled? Behind what was referred to as “pepper house”. Equipment storage on site? Yes, but it is also used for farming operation. How excess soil will be sold? Already has arrangement with someone to buy extra. Hours of operation? As stated in application.

Prett – Questioned if there will be less water runoff as a result of this? Applicant – yes, as it will go around and not straight down current hill.

Coupe – expressed concern about nearby Coffey Drain possible damage due to sediment or water? Applicant – no as it will take place far enough away to avoid problems.

Findings of Fact – Section 15.03

- a. Complies – farm now, will make farming better**
- b. Complies – no change/addition**
- c. Complies – no change/addition**
- d. Complies – Ag in Ag area**
- e. Complies**

Section 21.07 Criteria

1. Yes – improving Ag
2. Yes – no change
3. Yes – no change
4. Yes – no adverse effects
5. Yes – only sand
6. Yes – partially flattened 20ish years ago
7. Yes – understood
8. Defer to Township Board
9. Yes – covered by farm liability – no further bond necessary.

Motion to approve with conditions: by Pitsch, second by Coupe. Motion carried.

1. 3 (three) year duration
2. Obtain soil erosion permit
3. Hours – M-F, sunrise to 6 pm – Sat, sunrise to 12 pm – No Sunday
4. No further bond necessary

Old Business

Updates on previously reported issues - letter sent to address o 142nd regarding excessive number of vehicles – other issues delayed by weather, unable to make visits.

Correspondence received – none

Reports and Comments –

Township Board – report by Boyles – Transfer station fee issue with county resolved, repair of Ottogan issue with Jamestown Township resolved, dust control addressed, Sandy Pines Emergency shelter engineering firm selected, Grounds of Favor step three completed, work orders for culvert replacement. Berens and Pitsch reappointed to PC, all ZBA reappointed.

PCI – Building activity report for 2018 – well over \$8 million. PC activity report 2018 shows 3 site plans, 14 hearings, 4 amendments to Ordinance, and 1 map review completed in addition to discussion items.

Other/Roundtable

Contact information sheet lacks 1 contact before it can be shared.

NEXT MEETING – MARCH 7, 2019

Adjournment – Motion by Oosterink, second by Coupe to adjourn. Motion carried. 7:42 pm.