

**Salem Township Planning Commission**

**Minutes, August 6, 2020**

**(in person w/virtual public access via Lori from PCI)**

**Call to Order, Pledge of Allegiance – 7:03 pm.**

**Roll Call of Members – Present -Berens, Boyles, Coupe, Myers, Pitsch, Oosterink, Wagner. Absent – no one.**

**Recognition of Visitors – Jim Pitsch (Township Supervisor), Keith Schoner.**

**Approval of the July 8, 2020 Minutes – Motion by Boyles, second by Coupe. Yeas – Boyles, Coupe, Berens, Oosterink, Wagner, Myers, Pitsch. Nays – none. Motion carried.**

**Comments from the Public – Jim Pitsch – clarified that New Salem rezoning is to benefit township residents by helping with sales, mortgages, insurance, rebuilding in case of disaster. Legally it allows owners to rebuild in case of loss.**

**Approval of the Agenda for this meeting – Motion by Oosterink, seconded by Berens. All yeas. Motion carried.**

**Inquiry of Conflict of Interest – none noted.**

**New Business**

**Public Hearing – New Salem R1 to R2 – In order to reflect actual lot sizes and what has already been built there, 12 lots are proposed for rezoning which will bring them closer to compliance and allow for rebuilding (therefore affecting ability to sell, title insurance, mortgages)**

**7:09 Public Hearing called to order. PCI noted that rezoning will reduce setbacks and bring closer to compliance as well as allow for some additions.**

**7:10 Motion to close Public Hearing by Oosterink, seconded by Coupe. All yeas no Nays. Motion carried.**

**PC discussion – why someone might oppose this rezoning - lack of understanding or don't like changes. PCI noted that negative comment received from only 1 person, a citizen at large.**

**Motion by Berens to rezone 12 parcels as noted by address below in New Salem from R-1 to R-2**

- 1. 2554 146<sup>th</sup>**
- 2. 2560 146<sup>th</sup>**
- 3. 2564 146<sup>th</sup>**
- 4. 2578 146<sup>th</sup>**
- 5. 2578 14<sup>th</sup>**
- 6. 2584 146<sup>th</sup>**
- 7. 2590 14<sup>th</sup>**
- 8. 2585 146<sup>th</sup>**
- 9. 2583 146<sup>th</sup>**
- 10. 2577 14<sup>th</sup>**
- 11. 2573 146<sup>th</sup>**
- 12. 2567 146<sup>th</sup>**

**Seconded by Wagner.**

**Roll Call vote – Oosterink – yea, Wagner – Yea, Berens – Yea, Myers – Yea, Pitsch – Yea, Coupe – Yea, Boyles – Yea. Motion carried.**

**Public Hearing – Special Use Permit – Top Grade (Mineral Extraction)**

**Motion by Pitsch, second by Coupe to table until next meeting. Yeas – 7, nays 0. Motion carried.**

**Old Business**

**Previous issues, cimolaints, etc – in progress, slow due to Covid restrictions**

**Solar Farming – members not ready to hold full discussion yet**

**Correspondence received - 1 email, to Boyles, regarding need for engineering for private road. Has been in contact with PCI. Ordinance is clear, 11.26g. requestor has already been sent a list of needs by PCI.**

**Reports and Comments**

**Township Board – still working on recycling arrangements but has contract with Republic for 5 years. Interviewing next week for Fire Chief.**

**PCI – none**

**Other/Roundtable**

**Keith Schoner (from audience) – had questions about building a self storage facility on his property, 11.63 acre parcel, he has 37 acres total. Possible but first must settle question of how split was done when purchased then will need Public Hearing for Special Use Permit. PCI will research and advise him.**

**A PC member inquired about a house currently for sale in Township, whether it could be a split. After checking, it was found that it cannot be split due to small lot size.**

**NEXT MEETING SEPTEMBER 3, 7 PM.**

**Adjournment – Motion by Oosterink, second by Coupe. Yeas -7, Nays – 0. Motion carried. 8:13 pm.**