

SALEM TOWNSHIP PLANNING COMMISSION

Minutes, January 7, 2021

Called to Order, Pledge of Allegiance – 7 pm (meeting held with virtual input and attendance as well as partial in person availability)

Roll Call of Members – Coupe = present, Pitsch – present, Myers – present, Oosterink – present, Striegle – present, Wagner – absent, Berens – absent

Recognition of visitors - residents – Rhonda Blain, Calvin Shaffer, Dale Vander Zee

Approval of the November, 2020 Minutes – Motion by coupe, seconded by Oosterink. Motion carried – Coupe – yes, Pitsch – yes, Myers – yes, Oosterink – yes, Striegle -yes.

Comments from the Public – none

Approval of the Agenda for the Meeting – Motion by Pitsch, seconded by Coupe – Motion carried – Pitsch - yes, Coupe – yes, Myers – yes, Oosterink – yes, Striegle – yes.

Inquiry of Conflict of Interest – none noted

New Business – Public Hearing for M Noteboom , accessory building (storage, 18 x 24) in front of house, opened at 7:06 pm. Introduction by Lori (PCI) who explained that it is for storage and meets all setbacks except that it is in front of residence. The building is already in progress but was halted when need for a permit was explained to owner. Pitsch expressed concern that it seems permits/permissions are asked for after construction. This structure resembles a metal tent attached to the ground by cables, no water or electricity. It has a dirt floor. Dale VanderZee (lives behind parcel) observed that lot seems to be getting full and is concerned about amount of footage of buildings going on lot. Lori checked and said that the coverage is legal.

Motion by Oosterink, seconded by Coupe to close Public Hearing at 7:19. Approved. Pitsch – yes, Coupe – yes, Myers - yes, Oosterink – yes, Striegle – yes.

Coupe noted that had permit been applied for before construction, it would have been approved.

Striegle – questioned about past practice for building before permitting? Lori explained that permit fee can be double but in this case, owner bought building kit from out of state company that told him he didn't need permit so PCI gives homeowners the benefit of the doubt. Oosterink agreed that he could see both sides.

Findings of Fact – Section 15.03

- (a) – Complies as it is private storage in residential area**
- (b) - Complies as it does not increase any service needs**
- (c) - Complies as it does not affect public facilities/services**
- (d) - Complies as it is just for storage**
- (e) - Complies as it is private storage at a private residence**
- (f) - complies as it is residential in residential area.**

Section 11.09 Accessory Buildings

- 1. Complies – meets setbacks**
- 2. Complies – no second driveway, no hazards**
- 3. Complies – as is but screening may/may not be required in motion**
- 4. Complies – meets minimum residence setback of 100 feet from road**

Motion by Striegle, seconded by Coupe to approve as requested without screening. Motion carried. Coupe – yes, Pitsch – yes, Myers – yes, Oosterink – yes, Striegle – yes.

Old Business –

2021 Meeting dates affirmed

Top Grade – still shooting for PH in March. Lori will research other mine operations to check for permit renewal needs

Correspondence received – none

Reports and Comments – none

Other/Roundtable – none

NEXT MEETING – FEBRUARY 4. Format TBD.

Adjournment – Motion by Coupe, second by Pitsch – Motion carried 7:52 pm Coupe = yes, Pitsch – yes, Myers – yes, Oosterink – yes, Striegle – yes.