

Salem Township Zoning Board of Appeals

Minutes, April 1, 2021

Called to Order, Pledge of Allegiance – 6 pm

Roll Call of Members – Present – Myers, Cooper, Sebright, Coffey. Absent – Crismon. Pitsch recording.

Recognition of Visitors – none.

Approval of the Minutes of the Previous Meeting (10/1/2020)

Moved by Coffey, seconded by Cooper. Motion carried.

Comments from the Public – none.

Approval of the Agenda for the Meeting – Moved by Sebright, seconded by Coffey. Motion carried.

Inquiry of Conflict of Interest – none noted.

New Business –

Public Hearing for Variance to Front and Side Setbacks for Chris Morey. Opened 6:06 pm.

Overview by Lori (PCI). Parcel is located on 34th St. Due to wetlands area EGLE will allow fill for dwelling to be constructed if variance is granted to utilize place closer to road and thereby limit amount of fill soil brought in. This would be similar to property with house to the south, but would actually be a little farther off road than that house. Setback from side line would be 10 feet and 65 feet from center of the road. Motion to close Public Hearing by Sebright, seconded by Cooper. Motion carried. 6:08 pm.

ZBA member discussion – Myers did drive by and noted lot line. Cooper where well and septic could be located. Myers thought front yard because it would require a lot of fill unless close to road where it would require less. The applicant anticipates that a lot of fill will be required and mentioned that EGLE allows 300 yards in wetland. Sebright noted that it is a very wet piece of property and always has been in his memory. Coffey had previously sold sand to previous owner and noted frequent deep flooding. Both Sebright and Coffey noted frequent water over the road.

No neighbors were present to comment. Perk test has been done. Dwelling would not have basement.

Findings of Fact re:16.12, Variances

- a. Meets standard – regular setbacks would push dwelling into wetlands
- b. Meets standard – wetlands are covering most of the lot
- c. Meets standard – they would not be able to build due to the wetlands
- d. Meets standard – residential property used as such, only requesting relief on setbacks.
- e. Meets standard – wetlands are naturally occurring.

Motion by Sebright, seconded by Cooper to approve request. 3 members -Yes. 1 member -No. Motion carried.

Old Business – none

Correspondence received – none

Report from Township Board by Sebright – Board is working on Budget, Sand Pines 2nd storm shelter, paving Ottogan.

Other/Roundtable – NEXT MEETING – MAY 6, 2021 – 6 pm.

Adjournment – Moved by Sebright, seconded by Coffey. Motion carried. 6:37 pm.