

SALEM TOWNSHIP PLANNING COMMISSION

Minutes, May 6, 2021

Call to Order, Pledge of Allegiance – 7 pm

Roll Call of members - Present – Striegle, Coupe, Pitsch, Myers, Wagner, Berens. Absent with notice – Oosterink

Recognition of Visitors – Kevin Cavagnaron, resident

Approval of the April 2021 Minutes - Motion by Pitsch, second by Wagner. Motion carried.

Comments from the Public – Keven Cavagnaron, 2565 136th – indicated that he received wrong letter regarding neighbor's SUP Application- hearing will be next month but he is concerned that the work on the project is still going forward before hearing.

Approval of the Agenda for the Meeting – Motion by Berens, second by Coupe. Motion carried.

Inquiry of Conflict of Interest – none noted.

New Business

Public Hearing, SUP for Private Road (Koopman) opened at 7:17 pm. Applicant wants to put road back where it was originally planned to be in 2002 permit but road was not then constructed. Later ordinance requires updated standards and survey and now must redo and get SUP because less than 30 feet from disassociated parcel. Applicant came to PC previously as an informal inquiry. Public comment – none. Motion to close Public Hearing by Wagner, second by Berens. Motion carried 7:22 pm.

Findings of Fact 11.25.g.2.b

1. Complies – approved prior to recent standards
2. Complies – has been considered in location
3. Complies – has been considered – only 1 dwelling
4. Complies – has been considered

Findings of Fact – Section 15.03

- a. Complies – private road in private residential area
- b. Complies – making private road official
- c. Complies – residential neighborhood, adding 1 residence
- d. Complies – only adding 1 dwelling
- e. Complies – residential
- f. Complies – agrees with Master Plan

Motion to approve as requested by Coupe, second by Pitsch. Motion carried.

Public Hearing, SUP for Second Dwelling on Property (Loew) opened at 7:33. Applicant wants to place mobile home on their parcel for adult son who is in need of oversight. Documentation was provided as well as details about mobile home and site plan. Question from audience (R Blain) wondering if trailer is permanent. It was explained that there is an annual renewal and that when need for mobile home for son ceases, process allows 90 days to resolve. Blain also commented on previous hearing held for another resident because of location of residence and asked about text amendment to require survey before getting a building permit. PCI noted that this is not common practice.

Motion to close Public Hearing by Berens, second by Wagner. Motion carried. 7:38 pm.

Findings of Fact – Section 15.03

- a. Complies – dwelling
- b. Complies – same as main house

- c. Complies – no new needs
- d. Complies – only a residence

Findings of Fact – Section 11.07

- 1. Complies – documentation provided
- 2. Complies – parcel is large so plenty of room
- 3. Complies
- 4. Complies – documentation provided
- 5. Complies – not for farm use

Motion to approve as requested by Wagner, second by Berens. Motion carried.

Old Business

From Lori (PCI) – Loew Sand Mine has been sent of letter regarding issues previously noted

Top Grade – she will check on

L Bartz – sign regarding sand sale has been removed. Site condo plans have timed out

Correspondence Received – none

Reports and Comments

From Striegle, Township Board – new culvert for 144th, Rieth Riley to repave.

Other/Roundtable – question on how long SUPs last – 12 months

Next Meeting – June 3. Lori will not be able to attend. There will be Public Hearings.

Adjournment – Motion by Pitsch, second by Berens. Motion carried 8:15 pm.