

Salem Township Planning Commission  
Minutes, November 4, 2021  
7 pm, Salem Township Hall

Call to Order, Pledge of Allegiance – 7 pm. B Oosterink(vice chairperson) - Acting Chairperson. Myers absent with notice.

Roll Call of Members – Present – Striegler, Coupe, Oosterink, Pitsch, Berens, Wagner. Absent with notice – Myers.

Approval of the October, 2021 Minutes – Motion by Coupe, seconded by Striegler. Motion carried.

Comments from the Public – none

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

Inquiry of Conflict of Interest – none noted.

**New Business**

Election of officers – nominations – Myers for Chairperson – Motion by Pitsch, seconded by Wagner to elect – Motion carried. Oosterink nominated for Vice Chairperson - Motion by Pitsch, seconded by Coupe to elect – motion carried. Pitsch nominated for secretary – motion by Coupe, seconded by Striegler, to elect. Motion carried. No other nominations were received.

Parks and Recreation Plan – update will be heard at December meeting. Survey period extended in order to get more community input.

Public Hearing – Biogas Loading Station (KIP Renewables – Livingston) – Object of Bio gas is to collect methane gas from manure pits to use in production of other has (eg, natural gas) to use on site or move and inject into trans Canada line. This would be a special use in the R-1 district. Livingston explained that there would be 3 trucks daily bringing gas into collection station. Coffey (owner of parcel) emphasized that there would be no manure pits or odor on his property. Public Hearing opened at 7:18 pm. From the Public – Jim VandeWeg asked where pipeline to connect would be? Answered that it would be a separate high pressure line and location was pointed out on site plan. VandeWeg said that he was asking because someone came into his yard (near Coffey parcel) and was placing marker flags. Coffey explained that they were marking in wrong neighborhood and it had been corrected.

Scott VanderKolk – asked about the quality of the gas as methane is dirty – Livingstone replied that it would be pipeline quality.

Coupe asked about depth of pipeline and heard that the main line is 3 feet deep and this line would be deeper.

Megan Flagg – lives at the end of Sandy View Drive and worries that she will have to look at this project – asked how to cover it up – doesn't want property values to go down. Livingston agreed that screening can be planned. Chairperson Oosterink noted that this will be discussed by Planning Commission.

No further public comments. Motion by Berens, seconded by Wagner to close Public Hearing. Motion carried. 7:26 pm.

Planning Commission Discussion –

Striegler – wondered if number of trucks can increase? Livingston replied no that actually want to decrease due to expense.

Pitsch noted that it is hazmat but no hazard/need for fire suppression.

Wagner asked about intake – frequency of inspections -answer – annual, Trans Canada ANR maintains.

Livingston assured that the fire department will receive special training at company expense as a precaution.

Striegler – wondered about fence – 6' chain link? Coffey answered – 8'.

Jim VandeWeg commented that he understands there will be tree screening.

Wagner asked about size of trees – higher than fence?

Cindy Beyer – has vacant parcel to the west – asked what percent of these kind of stations grow> Coffey

replied that his contract stipulates that this operation cannot get bigger.

Coupe asked how long it takes to unload a truck – answer 2 – 4 hours. Coffey noted that he already has produce trucks loading. Livingston noted that this spot was selected because it is near trans Canada pipeline and already has trucking activity.

#### **Findings of Fact, Section 15.03**

- a. Complies – will appear as current trucking operation
- b. Complies – same as current and additional fire training will be provided.
- c. Complies – none needed
- d. Complies – no odor, few trucks
- e. Complies – no precedence, location of trans Canada pipeline
- f. Complies – will still be farmed

#### **Sec. 14.06**

4. Complies – even matching color of other buildings
5. Complies – not removing. Adding to.
6. Complies – no disturbance to resources
7. Complies – no water movement
8. Complies – no change to current drainage – none needed
9. Complies – no action
10. Complies – not applicable
11. Complies – extension of current trucking
12. Complies – already truck loading area
13. Complies – adding screening
14. Complies – adding trees for screening

#### **b. Standards for Groundwater Protection**

1. Complies – no water release
3. Complies – actually better for the environment
5. Complies – contained in trailers
8. Complies – no water discharge

**Motion by Pitsch, seconded by Striegler to approve with following conditions:**

1. Fire Chief approval in writing and special training for Fire Department at company cost
2. Screening on the North and West sides will be evergreen trees, minimum height at planting of 5 feet – in staggered rows (double row) 10 feet on center
3. Daylight hours only for biogas trucks
4. Three (3) biogas trucks a day maximum
5. Signage with appropriate phone numbers

**With these conditions, motion approved. (SUP and Site plan done at same time as interrelated)**

**Public Hearing – Text Amendment for Private Roads - Overview by Lori (PCI) – some changes were made including additions and exclusions. The purpose of amendment was to give some cost relief and increase useable land. Changes have been discussed over the past several meetings. A copy of the text amendment with changes in red (sections deleted were in red with line through) was put up on screen and reviewed.**

**Public Hearing opened at 8:19 pm**

**Public comment – Ronda Blain – questioned decrease in 30” from lot line. Previously 30’ from road to lot line was often weedy and unusable. Not that 30” can be shifted to front yard side of roadway and used as play area, lawn, etc. 66 foot road easement remains the same. Blain also asked why it would not be 4 houses on a private road in order to**

require paving. Answer was cost relief – especially for farmers or families with large parcels that want family members to live close by. Paving is expenses and the more parcels that divide it up, the cheaper it becomes. No further public comment. Motion to close Public Hearing by Pitsch, seconded by Berens. Motion passed 8:27 pm.

Motion to recommend text amendment as presented to Township Board by Wagner, seconded by Berens. Motion carried.

**Old Business**

Continuation of SUP Hearing for TKN Farms, Mineral Extraction – due to insufficient time to check in all required paperwork, motion by Pitsch, seconded by Berens to postpone until next meeting. Motion carried.

Update on Loew Sand Mine – revocation conditions – Lori (PCI) did site visit today. Signage was up and fence mostly installed. Road/drive needs to be finished. She will visit again on Monday to insure completion.

Correspondence Received – none

**Reports and Comments**

Township Board – by Striegle – signs purchased for new cemetery and bid accepted for snowplowing (same company as previous)

PCI – update on issues and concerns – none

**Other/Roundtable**

Berens noted that the shoulder mowing on his road was greatly improved and clear. Wagner noted that the “Stop Ahead” sign north on 146<sup>th</sup> on 32<sup>nd</sup> is down,

Meeting dates for 2022 were set as:

January 6	May 5	September 8
February 3	June 2	October 6
March 3	July 7	November 3 Motion by Pitsch, seconded by Striegle to approve.
April 7	August 4	December 1 Motion carried.

**NEXT MEETING – DECEMBER 2, 2021**

Adjournment – Motion by Berens, seconded by Striegle – motion carried. 8:37 pm