

Salem Township Planning Commission

Minutes, March 3, 2022

Call to Order, Pledge of Allegiance – 7 pm

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

Recognition of Visitors – Don Sebright - Township Board Trustee, James Pitsch – Township Supervisor

Approval of the February, 2022 Meeting Minutes – Motion by Pitsch, Second by Berens – Motion carried.

Comments from the Public – none

Approval of the Agenda for the Meeting – Motion by Wagner, Second by Coupe – Motion carried.

Inquiry of Conflict of Interest – none noted

New Business

Public hearing/Comment – Parks & Rec Plan and Grant – Opened 7:02 pm. Presented by J Pitsch, Supervisor who explained that grant will not be applied for this round due to lack of time to find parcel of land for expansion. Master Park Plan will be next focus and notices for Public will be in local paper and on Hall door. No public comment. Motion to close public hearing by Striegle, Second by Coupe. Motion carried at 7:04 pm. No PC action as topic is not moving forward at this time.

Public Hearing – Tim Mulder Site Plan Review for Site Condos – Public Hearing opened at 7:05 pm. Overview of request presented by Jason (PCI) who explained that 10 lots are planned on the west side of 26th between 146th and Ottogan and that all necessary approvals have been obtained (Drain, Health, Road). Plans have been previously scrutinized by Planning Commission and necessary elements were listed and given to Mr. Mulder.

Public Comment – Rick Bouma - would like to see Site Plan so copy was passed out and displayed.

Jaclyn Holtz – wondered how property is zone? A-1, Ag per Jason (PCI).

Ronda Blain asked what total acreage is. Mulder replied 15.7 acres. Also wondered if it will impact her deer blinds and shooting lanes. Ans. – must comply with all hunting regulations for distance.

Darin Harding – owns adjacent lot – thought lot splits for this parcel had been used. Jason (PCI) explained that there is exception to lot split limit for denser housing like site condos. Site condos are a type of common land ownership whereby people buy in with their unit and are subject to having covenants and specific deeds. The houses are freestanding condos.

Ronda Blain asked how much road frontage will be left but Mr. Mulder was not sure. She also asked if big ravine will be filled in and Mr. Mulder said it would be.

James Pitsch – asked if there would be an association – Myers (PC Chair) answered that they have to have one.

Rick Bouma – asked about green space requirements. Jason (PCI) explained that law requiring has recently changed.

Ronda Blain – asked if it is still AG (zoning) – Jason (PCI) said yes and explained that the purpose of A-1 Zoning is to create clustered lots with greater density in order to use up less farmland for housing.

Motion by Wagner – Second by Berens to close Public Hearing at 7:27 pm.

PC Discussion – Striegle asked about price point- Mulder replied high end, some lots sold and a few spec houses.

Berens noted that there was lots of discussion at previous meeting so that PC had pretty much covered all issues.

Myers explained that applicant was given specific needs list at previous meeting.

Motion to approve as presented with the condition that proof of approvals (already granted) be shown from Road Commission, Health Department and Drain Commission – by Pitsch, Second by Striegle. Motion carried.

Public Hearing – Windscape Expansion – Public Hearing opened at 7:37 pm. Overview of request by Jason (PCI) who noted that they have been at present location for a long time as legal non-conforming use and are considered a

contractors yard/ag. Due to lack of past SUP, they are now seeking to become conforming use and expand. They are planning to build overflow/storage buildings. They meet standards, setbacks and lot coverage, with no red flag issues. On the map presented, a purple line indicating a drain is incorrect.

Public Comment – Jim Cheyne – property next to Windscape – on east side – questions property line and says it is 4 feet off. Also believes that one structure is only 1 foot off his property line. Has trouble with water – run off onto his property – no catch basin for hard surfaces. Tried to use a grass drain but did not work.

Windemulder - has done 2 surveys which reflect a 4 foot difference on one side (minus) but a 6.5 foot (plus) on the other side of Mr. Cheyne's parcel. Wagner (Planning Commission) explained that very old surveys were not accurate as they did not take into consideration the curve of the earth and that such adjustments are common.

Windemulder is planning to bore shot under driveway if needed to divert water and also going to install catch basin in order to divert water the other way – so that water will come back on to his property instead of neighbor's.

Jason (PCI) noted that side setback for AG buildings is 10 feet.

Motion to close Public Hearing by Berens, Second by Wagner – Motion carried. 7:56 pm.

PC discussion – none

Findings of Fact -, Section 15.03 Discretionary Standards

- g. Complies – Ag use in Ag District
- h. Complies – is addressing drainage and no other needs
- i. Complies – no additional requirements
- j. Complies – operation not being added to
- k. Complies – already Ag in Ag District
- l. Complies – follows zoning.

Additional Standards for Specific Special Uses

- 1. Complies – no increase in traffic, just storage
- 2. Complies – meets all
- 3. Complies – but does not apply

Motion to approve with drainage control condition as stated on application for Special Use Permit, by Coupe – Second by Wagner. Motion carried.

Old Business

Consideration of Accessory Building Size Limitations – Motion to postpone to next meeting by Pitsch Second by Berens – Motion carried.

Correspondence received – none

Reports and Comments

Township Board by Striegle – Among issues at Township Board meeting – ARP funding partially received, Private Road Standards amendment passed, Sandy Pines storm shelter supported, Car Show permit passed, quote to replace fire station furnace.

PCI – no report

Other/Roundtable – Next Meeting April 7, 2022

Adjournment – Motion by Berens, Second by Striegle. Motion carried. 8:18 pm.