

Salem Township Planning Commission

Minutes, May 5, 2022

Call to Order, Pledge of Allegiance – 7 pm

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

Recognition of Visitors – none noted

Approval of the April, 2022 Minutes – Motion by Berens, Second by Wagner – Motion carried.

Comments from the Public – none noted.

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

Inquiry of Conflict of Interest – none noted.

New Business

Public Hearing – TKN Sand Mine – SUP – to allow for screening and crushing on site. Opened PH at 7:02 pm. Overview- Although multiple open sites are showing, only Phase 1 is in operation. TKN is hauling in topsoil for the purpose of supplementing topsoil that is on site in order to seed berms to prevent erosion. They want to screen sand in order to meet DOT requirements for use. They also want to crush rocks found onsite, possibly only 2 – 3 days per year. Lori (PCI) also noted that current equipment that she has observed is not as noisy as expected. Comments from the Public – Chuck Zuidema – borders on west side – said they were hauling in clay. Troy (TKN) repeated that it was topsoil.

Christine Zuidema – commented that the soil had logs in it and that they had a fire to burn them. She noted that the original permit did not allow materials to be hauled in. Her second comment was that the back-up beepers on equipment were going all the time.

Randy Peasley – agreed with both Zuidemas and said that the PC voted no processing or crushing and wondered if PC would stand behind this.

Chuck Zuidema – pointed out that there are wetlands, frog ponds in the back and that he is getting excessive water which even washed away the top of his driveway. He sees sediment coming off and had thought that it would be stopped. Troy (TKN) noted that he has barriers in place.

Lori (PCI) addressed issues and process: 1. Everyone can develop their property but because applicant wanted changes, they had to go through application process again.

2. If there are issues with noise, etc why are there no complaints? Complaints must be in writing. Soil erosion and water issues should be directed to Allegan county Health Department or Drain Commission if it involves a drain.

3. Bringing in topsoil is legal to resolve issues for planting.

Christine Zuidema – maintained that screening and crushing are not need as there are no rocks. Lori (PCI) did visit and saw rocks.

Randy Peasley – asked if they will haul in stuff to crush – Myers replied no if Planning Commission stipulates not.

Motion to close Public Hearing by Pitsch. Second by Striegle. Motion carried. 7:22 pm.

PC discussion – Wagner wondered how large screener would be? Troy (TKN) said not huge, 30 feet tall, 3 booms. Coupe noted that on page 3 “modern equipment” is a vague term and wanted to make sure all has proximity sensors. Troy (TKN) explained that crusher would come in and out as needed

and screener would stay on site. Wagner asked how long screener would run? Troy (TKN) answered 8 – 4:30 as needed to pass MDOT. Pitsch asked about dust from screener – answer was that sand is damp so no dust. Coupe asked about year 6-8 Phase – setback – where? Troy said he can move to meet setback requirement. Myers asked if we could limit amount of time for crush and answer was yes (Troy, TKN). Lori – asked if crushing can be scheduled in cooler months when people are inside – yes (Troy, TKN). Striegle wondered if a trial could be set up so PC can listen? Notice of when and where will be send to members. Myers asked if there could be a 1 year trial and wants to know decibels of crusher. Also could PC approve screening and postpone crushing?

Motion to Postpone action until information on noise is received, by Pitsch. Second by Coupe. Motion carried.

Public Hearing – Rehoboth Residential Facility – expansion – PH opened a 7:45 pm. Jason (PCI) gave overview, 13000 square foot expansion plus 2300 square foot pole barn are requested. Lighting and screening were noted. Lighting will be on building and screening will be 5 foot fence, explained Zandstra (owner). There was no Public Comment. Motion by Wagner, Second by Berens to close Public Hearing. Motion carried. 7:55 pm.

Findings of Fact – 15.03 Standards

- g. Complies – expansion of existing use
- h. Complies – no additional needs
- i. Complies – owner pays any additional
- j. Complies – none are created
- k. Complies – permitted use that supports community
- l. Complies – is compatible.

Motion to approve with conditions 1, site plan amended to show fence, 2. approval of fire department, drain commission – with maintenance agreement, and health department 3. Fence to be 6 foot PVC. Motion by Coupe, Second by Striegle. Motion carried.

Review, Step 1 Site Condo – Centennial Acres – Jason (PCI) gave overview with nothing detrimental noted. On 1 – 5 acre building sites(32 acres total) there will be 22 units, with private road off 146th. PC Consensus was that the preliminary was good and that there will be a Public Hearing for Step 2.

Old Business

Accessory Building Size Limitations – next month members will review a possible final draft with a July Public Hearing date possible.

Correspondence received – Insurance Certificate from Top Grade as requested.

Reports and Comments

Township Board, by Striegle – postponed vote on blight ordinance, private road amendment to Ordinance passed, Black Gold bid accepted for roadwork, and Williams & Works now Township Planner.

PCI – Lori will visit repair shop that recently burned to make sure of proper zoning and building permitting

Other/Roundtable – Supervisor looking for 3 volunteers for W & W meetings on Master/Parks Plan. First meeting next Thursday, 1:30 pm (time corrected to 3 pm per Lori). Pitsch and Striegle will try to attend.

Adjournment – Motion to adjourn by Wagner Second by Pitsch. Motion carried. 8:34 pm.