

SALEM TOWNSHIP PLANNING COMMISSION

Minutes, August 4, 2022

7 pm, Salem Township Hall

Call to Order, Pledge of Allegiance – 7 pm

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

Recognition of Visitors – none

Approval of the July Meeting Minutes – Motion by Coupe, Second by Berens. Motion carried.

Comments from the Public – none

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

Inquiry of Conflict of Interest – Coupe is adjacent property owner for Verizon Tower and Schoner Storage and will be excused to the audience for those issues.

New Business

Public Hearing – Verizon Wireless Tower, for Special Use Permit and Site Plan review – (Coupe excused to audience) – Public Hearing opened at 7:02 pm with overview by Lori (PCI) and Amy Rodriguez for Verizon. Tower would be located on 136th in R-1 District on land leased from Scott Pikaart. It would be in a fenced area and allow for two further tenants, sharing the driveway with the land owner. The tower would be 197 feet tall, which would be 3 feet below the minimum requirement for lights. Its purpose would be to cover gaps and capacity issues in Verizon service. Myers noted that there is room to move forward and to the center on the property.

Public comment – John Coupe, adjacent property owner, asked about the north setback. It is 15 feet but Planning Commission can determine setbacks. Kari Lace commented that “if I were to build a house, I would not want tower in my back yard.” Jim Pitsch was concerned about right of way limiting business that is already on this parcel – could curtail expansion. He also noted that T-Mobile on 29th added second antenna and added to containment area. John Coupe commented that Scott is a great neighbor but that he felt he did not receive proper notice of this meeting and that there is a wooded wetland and wondered if building on it would cause neighbors to pay additional for drainage. He was also concerned about diminishing property values.

Motion by Wagner, Second by Berens to close the Public hearing at 7:37 pm. Motion carried.

Planning Commission discussion – drain commission approval would be needed. Pitsch, Wagner, Berens, Myers agreed that it should be located farther from neighbor – should be in the middle of the area behind the business. Also, it was asked that further clarification be given on the possible “fall” of the tower, from engineer.

Motion by Pitsch, Second by Berens to postpone until next (September 8) meeting. Motion carried.

Public Hearing – Keith Schoner Self Storage Facility, for Special Use Permit and Site Plan review – (Coupe excused to audience) Public Hearing opened at 7:43 pm, with overview by Lori (PCI) and owner. The operation would be for personal self-storage and may run as a home business and was considering combining parcels. Another option is a land transfer. Basically, parcel was illegally created in 2018 without minimum 200 feet frontage. Has only 66 feet for access. John Tempest, engineer for the owner, has been discussing requirements for making this a Private Road with Jason

(PCI) as a viable option. Project is on 36th north of 136th and would have 24 units in 4800 square feet. There would be a buffer but no lighting, water, or sewer.

Motion to close Public Hearing by Berens, Second by Wagner. Motion carried at 7:52 pm.

Planning Commission discussion – consensus on private road as best option, to be topped with road millings or crush concrete on private road as well as around storage units. If owner wants to expand, he would have to come back to Planning Commission.

Findings of Fact for Ordinance Section 15.03

- I. Complies – area has numerous storage barns and this one will not be seen
- J. Complies – none needed
- K. Complies – none needed
- L. Complies – won't be any as just residential type storage
- M. Complies – other pole barns in area
- N. Complies

Motion to approve with the following conditions, both SUP and Site Plan, by Berens. Second by Wagner. Motion carried.

Conditions for approval:

1. Drain Commission approval
2. Establish and document private road for access, following all requirements
3. Screening as per drawing to be 5 foot coniferous trees, including east and north lot lines.
4. Statement on site plan requiring all diseased, damaged or dead plantings to be replaced
5. No commercial, industrial or otherwise associated storage onsite
6. No outside storage

Public Hearing - Step 2 Review, Centennial Acres – Site Condominium – (Coupe returned to seat on Planning Commission) – Public hearing/comment opened at 8:11 pm. Overview by Todd (Excell Engineering). This project is South of 146th, West of 34th in the R-1 zone. 22 units are planned on lots ranging in size from 1 acre to 5 acres each with 200 feet of road frontage on private roads off from 146th. There will be a storm water detention pond leading into the Black River.

Public Comments – Harold Roosevelt – neighbor on 146th – Asked what is a site condominium?

Believes it to be misleading term. Said there is no regard for community or neighbors only to saturate an area with houses, having an impact on water and sewer in the area. Tara Hillbink – neighbor on west side of proposal – referenced Master Plan – also read real estate advertising for property when listed. She feels that the number of houses that will be by her driveway – Rose Lane – does not align with R-1 and rural character. She also noted that the Vanomen property was a Centennial Farm. Roger Newenhouse – North on 146th referred to site condo requirement and asked where open space is and how large it is? Does it meet requirements?

Mary Newenhouse – concerned about flooding and retention pond. Her house has flooded before and she has seen road flooded also. Gary Blood – SW Corner of 34th and 146th – water and traffic concerns on 146th – doesn't want to be looking at hoses – doesn't want clippings etc to be dumped within his sight – lights? Rob Hillbink – on Rose Lane – wondered about screening? Will there be 17 houses backing rose Lane? He has a dirt bike family – has his own track – feels it will be a bad combination. Also wondered if sand hill will be used to building? Concerned about activity and

erosion. Also assumes each house will have its own well and how it will affect his well. Leslie Brockhuis – thought the minimum was 2 acres? Answer – 1 acre with 200 feet of frontage per Ordinance. Harold Roosevelt – Commented that most people moved in under a 2 acre-200 foot requirement – in the past even gave 1 acre to neighbor who needed it to get house deed. Mary Newenhouse – in advertising said that it was 10 splits but now more because site condo – answer – we cannot control what realtor puts in ad. Stephanie Dykstra – noted that Black Creek is a county drain that taxes are paid on – will that increase? Answer – it will be split more ways so will go down. She wants fewer houses, greenbelt, protection for wooded area and rolling hills. Joe Paul – North on 34th – worked hard to be able to live in rural area – developers are not considerate of area. Eric Nienhof – agrees with others, especially about number of houses. Water and woods. Larry Thomas – 34th North of 146th – agrees with others – also concerned about traffic on 34th – there are many trucks even now – subdivision does not fit area. Questioned why it is being let in and suggested it was for additional tax revenue. Christie Berens – on 146th – doesn't want to see hoses. Commented that once this land is gone, it's gone forever. Her mom has farm- gets a few splits now. Someone who comes in gets a lot of splits. Chad Poll – Same sentiments as others – it does not fit. Matt Dykstra – referred to conservation and Master Plan – sees foxes, deer – wants conservation viewpoint and PC to say no.

Motion to close Public Portion of Hearing by Cope. Second by Wagner. Motion carried.

Lori (PCI) addressed concerns from public comments - 1. Splits – the number is based on size and can normally redivide after 10 years. 2. Platted subdivision 3. Site Condo – single family that meets Ordinance ownership model. 3. Steps – Step 1 – informal, no published notice, basic map, look at lot size – Step 2 – talk to Health Department, Wells and drainage – Step 3 -Road Commission – traffic. 4. If it all meets Township Ordinance requirements, then PC “shall recommend to Township Board”. 5. Master Plan is guide, Ordinance is law which must be followed. 6. Lighting – can request no streetlights on a private road. 7. Open preserve area can actually allow for more houses. 8. Fire Department usually reviews roads for emergency access. 9. Site condos do have associations that can be limited elements such as lawn clippings and general elements such as roads. Further discussion – screening along Rose Lane, on SW side 3 houses, sand hill will move to even out sites, taking one month. Once lots are sold, there is language that can protect trees (site condo association). There were also questions about trees, appearance of houses (custom) and prices (\$500,000 and up).

Several letters and a petition were received which the Planning Commission would like to read and consider.

Motion to postpone further action until next meeting by Pitsch, Second by Berens. Motion carried.

Old Business

TKN Farms, SUP for Mineral Extraction, Processing and Crushing – from previous Motion to postpone to September meeting by Pitsch, Second by Wagner. Motion carried.

Correspondence received – Notification that Dorr Township has adopted new Master Plan

Reports and Comments -

Township Board – by Supervisor Pitsch – working on Parks Plan & Master Plan everyone invited to give input – cost sharing culvert on 24th St, started on ARPA funding plan, miscellaneous other issues.

PCI – sending blight letters

Other/Roundtable – Wagner would like printed copies from PCI prior to meeting at which issue is on Agenda. Lori will upgrade email notifications to PC. Berens – Wieck property on 24th south of 142nd noted road being built - has heard 8 splits plus bonus – 20 acre parcel

NEXT MEETNG – SEPTEMBER 8, 2022.

Adjournment – Motion by Berens, Second by Wagner to adjourn. Motion carried. 9:32 pm.