

Salem Township Planning Commission  
Minutes, September 8, 2022

Call To Order, Pledge of Allegiance – 7 pm

Roll Call of Members – Present – Striegler, Coupe, Pitsch (recording), Myers (chairperson), Berens, Oosterink. Absent with Notice – Wagner

Recognition of Visitors – none

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

Comments from the Public – none

Approval of the Agenda for the Meeting- Motion by Coupe, Second by Oosterink. Motion carried.

Inquiry of Conflict of Interest – Coupe , as adjacent property owner to Verizon Tower parcel, will step down for that portion of meeting.

**New Business**

Public Hearing – K & D Welding, Special Use Permit/Home Occupation, Expansion – At 4182 32<sup>nd</sup> Street. Public Hearing opened at 7:04 pm with overview by Jason (PCI). Expansion of permit from 2004, in polebarn on 1.88 acres with house. To do machine shop work, size will triple to accommodate overhead crane for heavy pieces and number of employees double to 5 or 6 from current 2.5 Public Comment – none. Motion to close Public Hearing by Oosterink, Second by Berens. Motion carried. 7:06 pm. Planning Commission discussion – Myers, seems large – Pitsch – useful service to ag machinery. Jason (PCI) – it meets ordinance requirements.

**Findings of Fact –**

- h. complies – near old Burnips equipment site and much open farmland
- i. complies – not enough change to have effect
- j. complies – services not needed
- k. complies – will be same as current
- l. complies – meets community need on local basis, is in ag area
- m. complies - Master Plan agreement – serving ag needs in ag area.

Amendments to original special Use Permit - Additional parking places – 2 for additional employees, widen drive entrance to 40 feet, no outside storage or stockpiling, hours M- F 8 am to 5 pm.

Motion to approve with the conditions(amendments) as above – by Pitsch, Second by Coupe. Motion carried.

Public Hearing – Special Use Permit, 2 duplexes in R-1 District – L Bartz. Public Hearing opened at 7:35 pm with overview. 2 Duplexes (on slabs) to be built on parcel of 30<sup>th</sup> Street. Parcel will be split with lot for each duplex with access by private road. Jason (PCI) noted the area density (including other private roads) and 30<sup>th</sup> Street as a traffic corridor. Public Comment – Terry Laci – Asked if it will be rental? Bartz said yes, for older people, no kids and Jason (PCI) noted that renting is a permitted use by Special Permit. Ryan Shepherd - asked how older people could be predicted and Barts replied that he would make it a rule. Anna Dykstra (neighbor) is concerned about the type of people drawn to rental properties. Motion to close Public Hearing by Pitsch, Second by Striegler. Motion carried. 7:40 pm. Planning Commission discussion – Berens asked about intention of building duplexes? Bartz says older people are asking for housing – 55 and older. Myers asked if they will be barrier free and Bartz said yes. It was then noted that making a private road will create for frontage for more lots. Pitsch asked about size of lots? {plans show that they have 130 feet of frontage each but 200 is required on Private Road.) Bartz will expand to 200 feet. Also need to be 1 acre in size and he will comply. Site plan will be reviewed by PCI and will need Road Commission and Health Department permits.

**Findings of Fact**

- h. complies – other private roads in area, residential use
- i. complies – same as other private roads that have private homes
- j. complies – residential area in character
- k. complies – residential use not commercial
- l. complies – residential
- m. complies – works with Master Plan

Conditions – complete set of updated plans for PPCI, including lot size, Road Commission approval and Health Department approval

Motion to approve with conditions by Pitsch, Second by Striegle. Motion carried. Site plan subject to PCI approval.

#### Old Business

TKN Farms – Mineral Extraction Application – from previous – Motion to Postpone by Pitsch, Second by Oosterink. Motion carried.

Verizon Wireless Tower SUP/Site Plan Review – continued from previous – Public Hearing re-opened at 8 pm. A letter from the engineer on the project was read regarding fall distance which would not be horizontal due to break points and would fall roughly upon itself. An updated site plan was presented with 60 feet setback to the rear and 80 feet to the west. Public Comment – Terry Laci -asked if they can add to height in the future? Answer – they would have to come back to Planning Commission to amend height. John Coupe (neighbor) sees the 60 feet from his property line and wondered if there will be fill dirt there which would cause water to flow onto his property. Answer – there should not be any water flow. Drain Commission can stipulate that water flow be diverted to the south. The concrete pad will be 35 x 70 and have runoff but fill will be removed, not spread out.

Motion to close Public Hearing by Oosterink, Seconded by Striegle. Motion carried. 8:11 pm.

Planning Commission discussion – a letter from Supervisor Jim Pitsch was read, noting that such a tower on a residential parcel is not reasonable. Myers disagreed emphasizing that the increase in service was a good thing. Berens expressed concern. Striegle asked if the grade will be raised? Verizon attorney said that it can be stipulated that fill stay on site and water flow away from adjoining Coupe property. Also emphasized that part of the groundwork for this project was to show gap in coverage and that 7 or so other properties were considered but owners not willing.

Coupe sees need for service but feels location is too close to property line.

Conditions (consensus) – 1. Run off to stay on property 2. Drain Commission approval.

Motion to approve Special Use Permit with conditions, by Oosterink, Seconded by Berens. Motion approved.

Centennial Acres – Site Condominiums – Step II Review, continued from previous – Public Hearing opened at 8:28 pm with update from owner – Road Permits okayed. Drain Commission decision pending, but in the works. Flood Plain issue (Black Creek) addressed. Health Department requiring test wells on 3 different lots. Tree issue – parcels 1 – 5 will add 10 or so (minimum) trees himself. Not sure about street lights at cul de sac and intersections only – will be considering safety issues. Public Comment – Rob Milbank from Rose Lane would appreciate more trees, the more the better. Harold Roosevelt on 146<sup>th</sup> is concerned about water source and the tremendous pull by so many houses. Also concerned that all is dependent on wells without an alternate source, like Jenison many years ago. Further concern about natural resources – what will happen when wells fail? This project will affect water table. Berens (PC) pointed out the flow to the east of the project and called it an unfathomable amount of water. Myers pointed out that it is the domain of the Health Department.

Motion by Pitsch to close Public Hearing. Seconded by Coupe. Motion carried – 8:41 pm.

Motion to approve conditionally subject to Drain Commission, Health Department, Copies of EGLE and Road Commission approval to PCI, by Pitsch. Seconded by Oosterink. Motion carried.

Correspondence received – none

#### Reports

Township Board – none

PCI – none but was noted that there is need for printed copies of application packets to PC members

Other/Roundtable – Berens would like to see attention and concern in Master Plan for development issues – wants to revisit development density to limit and is asking for information on when meetings with Williams and Works will be held for updating Master Plan. Oosterink would like to see copy of Private Road Maintenance Agreement

**NEXT MEETING – OCTOBER 6, 2022**

Adjournment – Motion by Berens, Second by Coupe. Motion carried. 8:55 pm.

