

Salem Township Planning Commission

Minutes, December 1, 2022

Salem Township Hall

Call to Order, Pledge of Allegiance – 7 pm

Roll Call of Members – Present - Coupe, Striegle, Pitsch, Oosterink (chairperson) Berens, Wagner.

Absent with notice – Myers

Recognition of Visitors – none

Approval of the Previous 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 on Solar Power Resolution Moratorium – opened at 7:41 pm with overview by Lori (PCI), 6 -month moratorium on permits in order for review and update of Ordinance. Can be extended if work is not completed at the end of 6 months. Public comment – none. PC discussion – none. Motion by Wagner, Second by Striegle to approve Resolution. Motion carried.

Old Business-

Re-open and continue Public Hearing on request by TKN Farms, mineral extraction. 7:08 pm.

Review by Lori PCI of request and audio test of dirt screener onsite. Readings taken at various distances up to property line setbacks. Levels found to be very low and within reason. Opened for Public comment – none. Motion to close Public Hearing by Pitsch, Seconded by Coupe. Motion carried 7:15 pm. PC discussion – Wagner was yes to screener but not to crusher as no audio test done. Suggestion was made to act on screener request and wait on crusher until sound test then reactivate application for crusher. All others agreed.

Findings of Fact –

Section 15.03 Discretionary Standards

- a. **Complies – returning to agricultural use**
- b. **Complies – none needed**
- c. **Complies – none needed**
- d. **Complies – as tested, acceptable noise levels. Dust control in place.**
- e. **Complies – farm reclamation**
- f. **Complies – intent to farm**

Section 14.06 Standards – those that apply (Site Plan review)

4. **Complies – plan previously screened and all elements met Statues.**
5. **Complies – topsoil being preserved and will be farmed**
6. **Complies – silt fencing, topsoil saved for reclamation, no damage to wetlands**
7. **Complies – holding all water on site, yearly Health Department renewals**
8. **Complies – part of original plan for which permit was granted**
9. **Complies – N/A – no floodplain**
10. **Complies – not needed**
11. **Complies – N/A**
12. **Complies – N/A**
13. **Complies – no buildings, distance to property lines already in place**
14. **Complies – none- has been checked**

Standards for Groundwater Protection

1. **Complies – water stays on site**

2. Complies – none on site
5. Complies – none on site
8. Complies – none on site

Motion by Pitsch, Second by Coupe to give partial approval of soil screener request based on all previously imposed conditions and holding in abeyance the request for crusher until a sound test/demo can be facilitated. Application will then be reopened for discussion and public comment. Motion carried.

List of areas for concern for Master Plan update (ongoing) – Private roads in Ag districts, protection from oil and gas operations (2 large fields in township), brine disposal from wells drilled in township, development of commercial nodes in ag and residential areas

Correspondence received – none

Reports and Comments

Township Board by Striegler - Open position on PC to be posted, engineer to be appointed to examine drainage on Nifty Pines Drive, Parks Plan accepted in order to pursue grants, board will look for additional township properties, Sandy Pines -money committed toward new storm shelter. Question on Consumers Energy projects – if all exempt as essential utilities – Lori (PCI) will check.

PCI – 6 tickets issued – at 140th has until 5/3/23 for compliance (pallet fence, vehicles, items not meant to be stored outside), 139th – Double wide in disrepair (defaulted in court), 140th west of 30th (blight, defaulted, asking for compliance order), 143rd – blight (defaulted, asking for compliance order), 32nd and 13th – compliance order.

Roundtable – PC requesting computer for secretary to use to record minutes and be able to show on screen as tool for PC members and audience. Update requested on building activities in 2022 for next meeting. Wagner nominated by Berens to be Vice Chair. Wagner accepted. Motion by Berens, seconded by Coupe. Motion carried.

Adjournment – Motion by Berens, Seconded by Wager to adjourn. Motion carried. 8:46 pm