

Salem Township Planning Commission

Minutes, October 6, 2022

Salem Township Hall

Call to Order, Pledge of Allegiance – 7 pm

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

Recognition of Visitors – none noted.

Approval of the previous meeting Minutes – Motion by Berens, Second by Striegle. Motion carried.

Comments from the Public – Scott and Caroline Bartz were contacted by Consumers Power via letter on issue of using their land for Solar Farm and wondered about it – Jason (PCI) said that Township Board is considering moratorium on solar farms in order to give Planning commission time to review and update our Ordinance.

Wagner and Berens also received letters and are not considering participation.

Approval of the agenda for the Meeting – Motion by Pitsch, Second by Wagener, Motion carried.

Inquiry of Conflict of Interest – Berens owns land close to Whitbeck (SUP Home Occupation) and will excuse himself to audience at the point.

**New Business**

Public Hearing, Whitbeck request for Special Use Permit, Home Occupation – Opened at 7:05 pm with overview – Owner Chris Whitbeck is currently building a 2400 square foot accessory structure, 500 square feet of he wants to use as a small engine repair business. Applicant questioned if he could also do auto and tractor repairs, perhaps get a variance? Jason (PCI) answered that it could not be a consideration at this meeting as it was not part of application and is not allowed by Ordinance. Applicant will also have a service truck for mobile calls. Applicant will be only employee.

Public comment – Kerri Lacy – asked if neighbors are close? Owner says yes but all in support. Lacy is afraid of noise issue. Ronda Blain asked how many acres this parcel is? 3.73 acres. Also will house be connected to business? No.

Brad Beers – neighbor – came to support request. Boyd Berens – voiced support. Michelle Beers – commented that all neighbors were notified but did not attend. Jaclyn Hulst – said that we need people to fix things.

Motion to close Public Hearing by Pitsch, second by Striegle. Motion carried. 7:15 pm.

Planning Commission discussion – Wagner – asked if all small engine work would be inside? What hour? Ans. Yes, inside and hours 9 -5, M-f with a minimal number of customers at a time. Striegle – no questions. Pitsch wondered if service truck meant that shop would often be close. Owner said it would not be much of a machining shop, mainly repairs. Oosterink asked what he would work on with service truck- Answer – tractors, skid steers and mini excavators.

**Findings of Fact – 15.03**

- a. Complies – would just look like any other pole barn'
- b. Complies – no change
- c. Complies – doesn't need any extra
- d. Complies with conditions set in motion to approve
- e. Complies – will support ag
- f. Complies – all on existing parcel

Motion by Wagner, Second by Striegle to approve with the following conditions:

1. No sign
2. No outside storage or work
3. Hours to be 9 – 5pm, M – F
4. Limited to current accessory building
5. No automobile repairs or salvage as part of business
6. Fluids to be contained inside building with no onsite disposal
7. Two (2) lights on building, must be downcast

Motion approved. Boyd Berens then returned to Planning Commission.

**Old Business**

**TKN Farms – Mineral Extraction, processing and crushing application – postponed from previous  
Due to further delay in submitting information, Motion by Pitsch, Second by Striegle to Postpone.  
Motion carried.**

**Correspondence received – none.**

**Reports and Comments**

**Township Board, by Striegle – Township has started to disperse ARCA funds, to fire department and ambulance service. Parks Plan (with Williams and Works) – final draft to come back for DNR grant.  
PCI – No report, nothing received so far for next meeting. Concern by PC – excessive dirt on road by Lowe Sand Mine. Question about any contact from TKN neighbors regarding sand mine? None.**

**Other/Roundtable – Berens – wondered what is happening at 142<sup>nd</sup> & 22<sup>nd</sup>? Mining for gravel (adjacent township).  
Pitsch requested updated pages for Ordinance books so that members have current information.**

**Adjournment – Motion by Berens, Second by Wagner. Motion carried. 7:48 pm.**