

**SALEM TOWNSHIP PLANNING COMMISSION
MINUTES, MARCH 2, 2023
SALEM TOWNSHIP HALL**

Call to Order, Pledge of Allegiance – 7 pm

Roll Call of Members – Present – Coupe, Striegle, Pitsch, Oosterink (chair), Berens, Wagner, Meyers (new member)

Recognition of visitors – Master Plan Steering Committee members – Striegle, Coupe, Pitsch – explained that Goals and Objectives were reviewed

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

Comments from the Public – Question on Verizon Tower – permit was granted, no pad or tower yet.

Approval of the Agenda for the meeting – motion by Striegle, second by Coupe with note that Workshop will be held on March 30, not March 6 – for PC & ZBA. Motion carried.

Inquiry of Conflict of Interest – none noted.

New Business

Public Hearing for Special Use Permit, Accessory Building Size (for Cody Nowack) -opened at 7:06 pm.

Overview by Jason (PCI) who noted that prior to recent Accessory Building amendment, the size requested would have been okay but now with 3 % coverage rule, it needs Special Use Permit. Comments from the Public – Ronda Blaine asked location, size, and use. It will be located on Jack Rabbit court and is for personal storage, 1536 square feet.

Motion to close Public Hearing by Pitsch, second by Wagner. Motion carried. 7:09 pm. PC Member discussion – question on whether there will be another driveway to building – yes – straight out to road.

Findings of Fact – Section 15.03 Discretionary Standards

- h. complies – residential use building in residential area
- i. complies – needs do not change
- j. complies – needs no additional
- k. complies – will only be used for personal storage
- l. complies – surrounded by A2 Zoning
- m. complies – personal storage in residential district

Motion to approve as requested by Wagner, second by Berens. Motion carried.

Reminder – Workshop for PC & ZBA has been rescheduled to March 30. Previous date cancelled due to weather (to be presented by by Tanya, Williams & Works)

Old Business

Solar Energy Ordinance discussion – Berens concerned about weed growth and use of herbicides. Jason (PCI) will look into options and wildlife studies. Jim (Supervisor) went to workshop in Lansing. Sees solar as inevitable. Must be fenced. Asked about hydro power and was told that dams are at end of life and costly, normal 20 – 30 year lifespan. Now hearing about spent rod systems for small reactors which can be put in many places – even inside factory locations.

PC continued to review material presented by Jason (PCI) and is compiling a table of areas of concern/things yet to be determined. Input will be collected from each member, as shown below. Discussion and review will continue at next meeting.

Things to Determine	Striegle	Coupe	Pitsch	Oosterink	Berens	Wagner	Meyers
Private SES large scale maximum							
Minimum lot size for commercial							
Height of ground mounted							
Setbacks							
Screening							
Maintenance corridors							

List of Areas of Concern for Master Plan – no new items noted

Correspondence received – letter from Monterey Township notifying us that they are working on Master Plan

Reports and Comments

Township Board – none

PCI – Low Sand Mine – letter sent regarding md on road. They will be asked to come to PC next month.

Other/Roundtable – In grateful memory of the contributions and efforts from John Myers, with his absence keenly felt, he will be missed by all.

Daniel Stet (citizen) inquired about noise ordinance and his concern that complaints (2 so far to Sherriff Dept will interfere with family use of ATVs, etc. Noise ordinance was passed by Township Board so he was referred to their meeting on 2nd Tuesday of each month.

Welcome to Colton Meyers who will now sit on the Planning Commission.

Adjournment – Motion by Wagner, second by Berens. Motion carried. 8:36