

SALEM TOWNSHIP PLANNING COMMISSION

Minutes, May 4, 2023

7 pm Salem Township Hall

Call to Order, Pledge of Allegiance – 7 pm

Roll Call of Members - Present – Striegle, Coupe, Pitsch, Oosterink, Berens, Meyers, Wagner

Recognition of Visitors – none

Approval of the Minutes of the previous meeting – Motion by Coupe, Second by Striegle. 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 – none noted.

New Business

Public hearing – Accessory building, larger than permitted by Right, requested by Darrin Force and Derek Leishy– opened at 7:02 pm. Jason (PCI) gave overview explaining that building was oversized as a result of recent amendments to Ordinance. Public comment – R Blain – asked location and use? Located on Oakland Hills Court, for personal use. Tim Willis, neighbor in house second to the east saw no objections. Motion by Pitsch, second by Berens to close Public Hearing. Motion carried, 7:05 pm. PC discussion – Wagner and Berens thought it was OK, Pitsch asked if water runoff will stay on property – yes. Also, owner has driveway permit from ACRC and soil erosion permit.

Findings of Fact for 15.03

- a) complies – nice looking, many others in neighborhood.**
- b) complies – no change**
- c) complies – just personal storage**
- d) complies – not a business and meets all setbacks**
- e) complies – residential use in residential area**
- f) complies – residential**

Motion to grant application as requested by Pitsch, Second by Coupe. Motion carried.

Public Hearing – Loew Sand Mine – Special Use Permit Renewal – opened at 7:17 pm. Jason (PCI) gave overview. Applicant had previous permit which expired May 3, 2023 after 5 year. For renewal, edited site plan to show progress with only north side left to be mined. Goal is to create more useable farmland and plant crop for next spring. Public comment – none. Mr. Loew commented that there has been no new digging in that last month. Les Brinks who has trucking for mine, estimated that 1500 yards were moved out over past month. Motion by Striegle, Second by Wagner to close Public Hearing. Carried, 7:21 pm. PC discussion – Mr. Loew asked for additional 8 months in order to be ready to plant corn in spring, but pointed out that haul out depends on demand. Pitsch pointed out discrepancy in hours of operation between last permit and current request which extends to 7 pm. Berens spoke for 8 – 5 because it is disruptive. Pitsch wants no Saturdays to preserve neighborhood and family quiet time. Wagner supported 7 – 5 and Saturdays. Wagner asked what is commitment to meet terms until completion? Mr. Loew gave ‘promise’. Timeline was discussed with haul-outs through end of 2023 and then 6 months for reclamation, planting in May. Would close if not all hauled out by end of December and not come back for a renewal. Material would be stockpiled at Brinks facility.

Conditions agreed upon for renewal:

- 1. Follow Road Commission terms including truck route**
- 2. Bond of \$2500/working acre**
- 3. Post warning signs**
- 4. Maintain fence**
- 5. Supply insurance liability certificate**
- 6. Hours of operation will be 7am to 5 pm Monday through Friday**

7. Terminate haul outs as of December 29, 2023.
8. Reclamation time period through June 28, 2024.

Motion by Berens, Second by Coupe to approve renewal with above conditions. Motion carried.

Old Business

Solar Energy – Supervisor Pitsch wondered if PC could do extra meeting to focus on Solar Energy discussion.

Meeting set for Tuesday, May 16 at 6 pm.

Areas of Concern for Master Plan – Land use and Water Quality

Correspondence Received – none

Reports and Comments

Township board (Striegler) – ARPA funding discussion

PCI (Jason) – All court orders expire around May 5 so next step will follow as needed. Sites on 30th, and 24th at Ottagon being checks for multiple issues. Next month there will be multiple accessory structure hearings including one for 7000 square feet.

Master Plan Steering Committee (Coupe) – Met in mid April- working on Land Use chapter, existing and future.

Other/Roundtable – Transfer Station seeing increase from outside of Salem because other townships are not operating sites. May soon not be big enough.

Next Meeting – June 1, 2023

Adjournment – Motion by Wagner, Second by Coupe. Motion carried. 8:59 pm.