

SALEM TOWNSHIP PLANNING COMMISSION

Minutes, June 1, 2023

Call to Order, Pledge of Allegiance – 7 pm

Roll Call of members – Present – Striegle, Coupe, Pitsch, Oosterink Berens, Meyers, Wagner. Absent – none.

Recognition of visitors – none

Approval of the Previous Regular Meeting Minutes – Motion by Wagner, Second by Coupe. Carried.

Approval of the Special Meeting Minutes – Motion by Pitsch, Second by Striegle – Motion carried.

Comments from the Public – none

Approval of the Agenda for the Meeting – Motion by Coupe, Second by Pitsch. Carried.

Inquiry of Conflict of Interest – Wagner, for Andrews SUP. Excused for hearing as shares property line.

New Business

Public Hearing, Nicole Puckett, Accessory Building larger than permitted by right, opened at 7:02 pm. Address – 4432 26th St. Overview by Jason (PCI). Applicant would like to build accessory building for storage . Permitted size is 1332 square feet. Applicant wants to build 1664 square feet.

Lost size is 1.02 acres. Public comment – none. Motion to close public hearing by Pitsch, second by Coupe. Carried. 7:04 pm. PC discussion – asked about second drive – has been okayed by ACRC direct to accessory building. Wagner noted that prior to change in by right size, it would have been okay to build 2700 square feet, based on rear lot line. Striegle asked about drainfield – it is about 15 feet off of it so okay.

Findings of Fact, section 15.03

- a. Complies – residential storage in residential area**
- b. Complies – cold storage only**
- c. Complies – only for storage**
- d. Complies – will generate none, only storage**
- e. Complies – consistent with residential use**
- f. Complies – remains a residential use**

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

Public Hearing , Jeremy Andrews, Accessory Building larger than permitted by right, opened at 7:12 pm. Address – 3302 144t Ave, Overview by Jason (PCI). Request is for building 7856 square feet which is 2856 over limit by right on 38.57 acres. Proposal is for storage, apiary, home occupation, with 2 stories having 2 kitchenettes, 2 bathroom facilities and several recreation rooms. Placement would be toward back of property. A driveway has already been constructed with permit from ACRC. Currently, house is on parcel at front of property. During a review of deed, an affidavit was found that stated that parcel cannot be split due to poor drainage for septic purposes, due to poor soil.

Motion by Pitsch, second by Berens to table until next meeting in order to clarify affidavit with input from assessor (Heather), gather information on impact on water quality of lake 600 feet from proposed building, and confirm Ag Conservation on 3 sides of parcel which would then not reflect aims of current Master Plan. This would allow further review of information. Motion carried. 7:31 pm.

Public Hearing, Glenn Dozeman, Accessory Building larger than permitted by right, opened at 7:32 pm. Overview by Jason (PCI) who explained that this is an addition to existing building that was denied last year due to setback issue. It has been moved to opposite side of existing building in order to solve setback issue. Permitted size is 1960 and addition would be 344 square feet over. Lot size is 1.5 acres and building would be for personal storage. Public comment – none. Motion to close public hearing by Pitsch, second by Coupe. Carried. 7:35 pm. It was noted that permitted size before Ordinance change was 3130 square feet. There will be no plumbing in pole barn and no change in driveway.

Findings of Fact, Section 15.03

- a. Complies – just adding to existing building
- b. Complies – not needed
- c. Complies – not needed, only addition
- d. Complies – storage only
- e. Complies – only changing size
- f. Complies – residential use in residential area.

Motion to approve as requested by Coupe, Second by Pitsch. Motion carried.

Old Business

Solar Energy Ordinance Update – proposed changes will be studied by members for discussion at next meeting

Areas of Concern for Master Plan – no new concerns noted

Correspondence received – none

Reports and Comments

Township Board (by Striegler) – 34th St to be paved to top of hill by Wieck Bros, Cemetery maintenance tabled, parking lot bids were not comparable so bidders asked to resubmit, Supervisor Pitsch is asked to strategize issue of flooding on 144th west of 27th.

PCI – to continue checking Top Grade and Burnips Equipment issues

Master Plan Steering Committee (by Coupe) – no recent meeting – focus on submitting for parks grants – memo of 5/10 asked for comments by 5/19 and will be reviewed at next meeting on or about 6/15.

Other/Roundtable – There will be a county informational meeting June 5 at 6 pm with presenter from MSU focusing on effects on agriculture.

NEXT MEETING – JULY 6, 2023.

Adjournment – Motion by Coupe, Second by Wagner. Carried. 7:58 pm.