

Salem Township Planning Commission

Minutes, July 6, 2023

Call to Order, Pledge of Allegiance – 7 pm

Roll Call of Members – Present – Wagner, Berens, Meyer, Oosterink, Pitsch, Coupe, Striegle. Absent – none.

Recognition of Visitors – none

Approval of the Previous Meeting Minutes – Motion by Striegle, Second by Coupe. 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 –Wagner, as adjacent property owner, will step off PC for Andrews SUP hearing and vote.

New Business

Lynette Wagner excused to audience sue to conflict of interest. Continuation of Public Hearing for SUP, Jeremy Andrews' request for accessory building larger than permitted by right. Memo on other accessory buildings in area presented by Jason (PCI) and overview of request presented by Jeremy Andrews (owner). He enumerated the uses for which he is requesting the building:

1. Bee keeping indoors to avoid winter kill off during cold snaps as well as on site honey extraction.
2. To use as a shop for tool storage
3. Eventually, after following proper procedure, use as home business for wife's house designing enterprise
4. As a recreation area for several family friends including 17 'kids'
5. To not use splits as an option for property use as this is better option to encourage farming and continue to farm rest of parcel (currently hay)

At 7:10, re-opened for public comment . Lynette Wager – has no issue with apiary – likes bees. Ronda Blain – questioned if bees held inside during the winter will be divided off. Owner explained that the bees will be dormant but that there will be partition. Mark Johnson – questioned size? 7856 square feet, 72 x 100 plus overhang area. To be set 1700 feet back behind neighbor's lake, in front of woods. Owner noted that it is Ag and now mowing hay. 2 / 3 of building will be used for business (bees) but that building use may change with future. Ronda Blain questioned where the line should be drawn on size and whether it has to be so big for bees. Kerry Lacey – has nothing against project but it is another case of big barn that may become something else, citing wrecker service as example. She wondered if it will become commercial down the road? No further comments offered

Motion to close Public Comment/Hearing by Striegle. Second by Coupe. Motion carried. 7:23 pm.

Planning Commission discussion – Pitsch concerned about noise, kids, cars. Berens mentioned about affidavit regarding septic and wondered if this is a back door way to remedy. Striegle wanted to be assured that this is not go around residence but the property is large and has room so is comfortable with it. Coupe emphasized that this is getting away from Ag Conservation and the size is huge compared to what has previously been approved so it may be opening a can of worms. Meyer has no issues with bees or kids but worried about Type II Home Occupation and wondered if it can be a condition to go through the steps to get approval? Likes that it is being farmed. Oosterink sees it as a big building but wondered if calculating bees needs and right to farm, might it be under legal size? He sees the kids as no different than a home day care – better for this that it is far off road.

Findings of Fact

- a. Harmonious and appropriate – does not comply – vote 3 to 2 because Ag Conservation area.
- b. Adequately served by essential services – complies – all agreed – because township has all the services
- c. Not create excessive additional public requirements – complies – all agreed – township has all services
- d. Not detrimental – complies – all agreed – uses will not produce detriments, placed far back
- e. Consistent with zoning district – does not comply – all agreed not – because Ag Conservation
- f. Agree with Master Plan – does not comply – vote 3 to 2 Ag Conservation in Master Plan.

It was agreed to review Findings of Fact in light of conditions to be imposed in order to be sure that all evidence has been reviewed and all considerations given.

- a. Complies – after closer look at design(drawings) and reaffirming location of structure
- b. Complies (as previously noted)
- c. Complies – as previously noted
- d. Complies as previously noted
- e. Complies after noting that it will not set precedence, is being farmed and conditions will be set in approval
- f. Complies with conditions to be noted on approval

All discretionary Standards are met with all members voting that the permit requested will comply with conditions.

Conditions for approval:

1. No part of building as be used or rented out as living quarters, temporary or permanent
2. No part of building may be rented out as venue for hosting events or activities without approval of a separate Special Use Permit
3. That the 2<sup>nd</sup> floor is limited to a 1 /2 bath only
4. There can be no kitchen(ette) on 2<sup>nd</sup> floor
5. Outside lighting will be downcast
6. Parking on crushed asphalt surfaces only
7. Building will be constructed to residential building code
8. No screening will be necessary or required

Motion to approve Special Use Permit with the above 8 conditions – by Striegler, Second by Berens. Motion carried. Wagner returned to Planning Commission after voting was completed.

#### Old Business

Solar Energy Ordinance update –Text Amendment Public Hearing at August meeting

Areas of Concern for Master Plan – none

Correspondence received – none

#### Reports and Comments

Township Board – by Striegler – Budget meeting and amendments to last year’s budget – accepted, Speed study by St Mary’s Church, MI Sparks Grant Application approved, Jake Brake ordinance passed, letter for properties falling under blight ordinance approved, parking lot at Township Hall/Library to be resurfaced, 32<sup>nd</sup> St to be repaired before fall by Wieck Bros.

PCI by Jason – Next meeting there will be Public Hearing for expansion of non-conforming dwelling on Pepper lane

Master Plan Steering Committee by Coupe – W & W (Tanya) still working on with no upcoming meeting scheduled.

Other/Roundtable – question regarding pay for special meeting to work on Solar Energy Text Amendment

Adjournment – Motion by Berens, Second by Wagner. Motion carried, 9:36 pm