

Salem Township Planning Commission
Minutes, August 3, 2023

Call to Order, Pledge of Allegiance – 7 pm

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

Recognition of Visitors – none

Approval of the Previous Meeting Minutes – Motion by Coupe, second by Pitsch. Motion carried.

Comments from the Public – none noted.

Approval of the Agenda for the Meeting – Motion by Wagner, Second by Striegle. Motion carried.

Inquiry of Conflict of Interest – none noted.

New Business

Public Hearing – Text Amendment – Solar Energy Ordinance – opened 7:02 pm. Attorney comments not yet received. Typo noted on page 4. Public comment opened 7:08 pm – none. Motion to close Public Hearing by Pitsch, second by Striegle. Motion carried 7:10 pm. PC discussion – does comply with Master Plan and benefits community. Motion to approve recommendation to Township Board with changes subject to attorney approval, by Pitsch – Second by Coupe. Roll call vote Coupe – Yes, Striegle – Yes, Pitsch – Yes, Berens – Yes, Meyers – Yes, Wagner – Yes, Oosterink – Yes. Motion carried. Lori (PCI) will take to Township Board.

Public Hearing – Amendment for private road (Nifty Pines) by T Haan – Opened at 7:12 pm. Overview by Lori (PCI)- Previously approved road – approved by Road Commission – constructed to plan but failed and extensive flooding of neighboring dwelling occurred and increased due to improper grading and ditching in violation of original SUP – under current Ordinance SUP would not be required but was when this road built, so this request is for an amendment to that SUP (Special Use Permit). Can now impose additional requirements such as ditch on east side. Although original request did not have cul de sac for emergency turn arounds, it is now in plan. For Parcel “D” to be split, cul de sac would have to be moved and road extended. Sholders need to be cleared. Cul de sac size complies with Ordinance. It was noted that water run off goes south to 5 acre parcel Surface (asphalt millings) is currently thin would have to meet 6 inch minimum. Wagner would like to see ditches maintained and kept mowed. Meyers likes ditch. Berens, Striegle, Coupe – no comment.

7:29 – Public Comment opened. Aaron Boerma – is being flooded – regarding maintenance agreement – because original plan was not kept up, should go back to original agreement. Was approved by engineer and permits issued, wants ditching to be corrected and noted that neighbor is also subject to flooding. Said that Consumers Power filled in par of ditch when burying lines. It was mentioned that as a condition of approval, maintenance agreement should be reiterated – what is not done would be zoning violations issued to each property owner and it could go to court. Doug S (project engineer) submitted revised plan to Allegan County drain Commission and they approved it. On east side, there was to be ditch but didn’t work because of Consumers Power blockage and where intended to dig, lines were shallow. Owner (Boerma)disagrees and said that originally there were power poles and a pond to the south on Parcel “D” was filled in so water now goes through woods to neighbor, flooding to about 30 feet from that house. There were also silt fence issues. Parcel “B” owner, T DeHaan, supported plan for east side ditch. Kerry Lacy – asked about timeline. Before ground freeze. It was asked why millings for surface instead of gravel. Engineer explained that the idea came from Georgetown Construction and would be the cheaper option. Motion by Pitsch, second by Meyers to close Public Hearing. Motion carried. 7:58 pm

Findings of Fact, 15.03

- a. Complies – similar to adjoining private road
- b. Complies – will improve road as essential service
- c. Complies – no extra needs
- d. Complies – residential private road
- e. Complies – already existing
- f. Complies – already in place

Discussion by PC to set conditions:

1. Add ditch to east side of road so that there is a ditch on both sides – to be mowed and maintained
2. Mowing and maintenance to outside edge of ditches, to be required as part of maintenance agreement
3. Maintenance agreement to be updated to current standards
4. Road to be built to plan specs including east side ditch
5. To be completed by December 1, 2023.

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

Public Hearing – SUP for expansion of lawful non-conforming use by A Hall – Public Hearing opened a 8:21 pm with overview. A 1999 variance was granted for a second dwelling on property, though complete details of this cannot be found. A Special Use Permit is required to expand. The current owner purchased property in 2013. Daughter lives in bigger residence. No stipulation can be based on use. It cannot be split off because it has no frontage. Owner has obtained permit for septic. Well is shared. Public comment – Kerry Lacey asked how much expansion is requested, owner replied 200 square feet which would bring second dwelling to 600 square feet.

Motion by Coupe, Second by Berens to close Public Hearing. Motion carried, 8:32 pm.

Findings of Fact – 15.03

- a. Complies – already exists
- b. Complies - no change
- c. Complies
- d. Complies
- e. Complies – already there
- f. Complies – existing

Motion to approve by Pitsch, Second by Berens. Motion carried.

Public Hearing – to Rezone parcel from Village Residential to Village Commercial by S & M Fisher – Hearing opened at 8:36 pm. Parcels in Burnips area rezone to either Village Commercial or Village Residential due to small size. This parcel has Village Commercial zoning on 2 sides. Owners wish to be able to make better use of building located on parcel. Public Comment – none. Pc discussion – clarified location of parcel.

Considerations – 1. Not spot zoning 2. Does agree with Master Plan

Motion to Approve by Wagner, Second by Striegle. Roll call vote because it is rezone request:

Striegle – yes, Coupe – yes, Pitsch – yes, Berens – yes, Meyers – yes, Wagner – yes, Oosterink – yes
Motion carried.

Correspondence received – none

Reports and Comments

Township Board, by Striegle – Blight Ordinance completed, various discussions – no other decisions

PCI – none

Master Plan Steering Committee – Next meeting August 31 to discuss draft plan. Available from Township office and also on a link.

Other/Roundtable – Transfer Station Tire Day – next Saturday from 9 – 3.

Next Meeting – September 7, 2023

Adjournment – Motion by Coupe, Second by Striegle. Motion carried. 9:02 pm.