

## SALEM TOWNSHIP PLANNING COMMISSION

Minutes, November 2, 2023

Call to Order, Pledge of Allegiance – 7 pm

Roll Call of members – Present – Coupe, Pitsch, Oosterink, Berens, Wagner, Meyers. Absent with notice – Striegle

Recognition of Visitors – J Hulst – Groundwater Inventory, Jim Pitsch – Master Plan – request that PC vote on sending out for review and also pointed out need to consider antenna (tower) parcel size as currently appears too close to neighboring residence.

Approval of the Minutes of the previous Meeting – Motion by Pitsch, Second by Wagner - carried.

Comments from the Public – none

Approval of the Agenda for this meeting – Motion by Coupe, Second by Berens. Carried.

Inquiry of Conflict of Interest – none noted.

### New Business –

Confirm terms of office – explained for clarity – PC member terms are 3 years, officers 1 year. Current expirations – 2024 – Berens, Oosterink. 2025 – Wagner, Pitsch. 2026 – Coupe, Meyers. Striegle represents Township Board and term runs concurrent with that.

Elect/confirm officers – hold for January

Set Meeting Dates for 2024

1 /4	7/11
2/1	8/1
3/7	9/5
4/4	10/3
5/2	11/7
6/6	12/5

Note: July 11 instead of 4 due to holiday. Motion to approve dates by Wagner, Second by Berens. Carried.

Budget needs/changes – has been around \$40.00 – PC has been under every year. Sample sent by Supervisor as guide for future budget planning. Berens noted that Board members could need a raise. Need to review in next budget. Need new Ordinance books and Master Plan books for each board member as well as maps but can afford in current budget.

Review activities for the year – Public Hearings – 13, mostly accessory building concerns. Building permits – 60 issued with construction value of \$7,307,602.00

Review list of sand mines and permits – Jason presented list of 7 but some are completed projects. List was discussed and 2 other sites (unpermitted) were given to Jason to check.

Discuss need for future training – Need for MTA magazine to see opportunities. May go elsewhere for training or plan to have within Township.

Correspondence received – none

### Reports and Comments

Township Board (Supervisor Pitsch) – October meeting, mostly issues pending attorney review

PCI (Jason) – nothing upcoming for December – will check who has most updated Zoning map – will also plot permits from 2023 to see where geographically focused and what is being built.

Master Plan (Coupe) - still waiting for attorney review. Motion to ask Township board to distribute for review by Pitsch, Second by Coupe. Carried.

**Other/Roundtable – Future topics to work on – need to discuss antenna parcel size, accessory buildings – discuss bumping to 4% coverage, discuss which sections where 1 acre lots may not be reasonable, ie, soil conditions, etc, Land division ordinance for Township to limit divisions on large parcels, terminating private roads, pallets by Church on Newell (at a business or something? Jason to check)**  
**ZBA needs to meet at least once a year so will be invited to joint meeting with PC in December,**

**Next Meeting – December 7, 2023**

**Adjournment – Motion by Berens, Second by Wagner. Carried. 8:23 pm.**