

## SALEM TOWNSHIP PLANNING COMMISSION

Minutes, December 7, 2023

Called to Order, Pledge of Allegiance – 7 pm

Roll Call of Members – Present – Coupe, Striegle, Pitsch, Oosterink, Meyers, Wagner. Absent with notice – Berens. See next for ZBA.

Recognition of Visitors – joint meeting with ZBA, Steve Cooper, Ron Crismon, Daryl Coffey, Don Sebright.

Approval of the Minutes of the Previous Meeting with correction of typo errors – Motion by Pitsch, Second by Coupe. Motion Carried.

Comments from the Public – none

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

Inquiry of Conflict of Interest – none noted.

New Business

ZBA members sworn into office for 2024 by Supervisor Pitsch.

Discuss need for future training – Jason (PCI) presented some options and there was also information sheets passed out with agenda. Budget will cover costs. MTA to set dates for training in new legislation effects on Planning and Zoning.

Review topics under current discussion – updates – Solar/Wind energy – PC crafted Amendment to Ordinance but SOM has now taken authority and about all Township/PC can do is express support of State. Our current Ordinance (Solar) now negated. Short term rentals – still waiting for word from attorney. May become best as rental ordinance instead of zoning code. Park Township ordinance (Ottawa County) now being challenged in court. Mineral extraction proposal now on hold at State level.

Explore issue to work on in 2024, suggestions: - Wagner – Look at ordinances from more progressive townships to compare with ours. Coupe – towers and antennas as unsightly. Cooper – ATV/ORV road use, enforcement. Striegle – Master Plan, focus on where we want growth. Sebright – Control where growth goes, density problem with site condos as they take up farms for development, fight state/county take over of township control. Daryl Coffey – ORV issue. Oosterink – private roads – higher standards and enforcement, noted Nifty Pines lack of action. Pitsch – blight and junk issues. Jason (PCI) lot coverage for accessory buildings, suggests keeping coverage cap but moving from 3% to 4 %.

Public Comment – J Hulst – protect and beautify Rabbit River, be more aware of oil and gas wells to protect the environment. Regarding Zoning Map – Meyer may be able to share.

Correspondence received – letter from Jamestown Township. They are updating Master Plan.

Reports and comments

Township Board (Striegle) – Republic recycling passed – waiting on flood plain – solar ordinance postponed – looking at overall facilities best use plan – sending Master Plan to to surrounding areas and others – scheduled meeting to look at blight situation, moved forward to clean up on 5 properties, took lowest bids and will put lien on properties for cost. Snow plow bid accepted. Next meeting will discuss Chestag Drain.

PCI – none

Master Plan steering Committee (Coupe) – next meeting not scheduled but plan sent out.

Other/Roundtable – Next Meeting – January 7, 2024.

Adjournment – Motion by Wagner, Second by Striegle. Motion carried. 8:09 pm

