

SALEM TOWNSHIP PLANNING COMMISSION

Minutes, February 1, 2024

7 pm, Salem Township Hall

Call to Order, Pledge of Allegiance – 7 pm

Roll Call of members – Present, Striegler- Coupe- Pitsch -Oosterink – Berens- Meyers- Wagner.

Recognition of Visitors – none

Approval of the Previous Meeting Minutes – Motion by Coupe, Second by Striegler. Motion carried.

Comments from the Public – none

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

Inquiry of Conflict of Interest – none noted.

New Business

Public Hearing, Text Amendment – Accessory Building Lot Coverage – opened at 7:04 pm
Overview of amendment by Lori (PCI). This would raise total coverage of lot from 3% to 4%
and include buildings in front of residence as well. Public Comment – none. Public Hearing
closed at 7:05 pm.

PC member discussion – all members agreed that this change was necessary.

Motion by Wagner, Second by Coupe to recommend text amendment on Accessory Building
lot Coverage to Township Board. Striegler – yes. Coupe -yes. Pitsch -yes. Berens – yes. Meyers-
yes. Wagner – yes. Oosterink – yes. Motion carried.

Discussion – Private Road issues – Summary information given by Jason (PCI) in hard copy.

Ideas/examples on

how to limit [development] given by Lori (PCI), who also reviewed requirements and
standards. Template for maintenance agreement available. Ideas included eliminating from Ag
zoning, increasing road frontage in order to space out houses, maximizing front yard setback
for houses. PC members voice opinions: Coupe – restrict in AG. Pitsch – restrict in Ag due to
water sewer burdens. Berens – not sure, sees character if farmers changing. Meyers – wait for
Master Plan to be approve. Wagner – does not want to take away what people with large plots
might want for family. Striegler – doesn't know how fair and practical but would like to
preserve open space. Oosterink – sees problems with maintenance agreements when
resurfacing and repair issues arise and believes they should be paved.

Old Business

Training for PC -no updates

Computer purchase for PC – approved by Township Board. Kim will check with Ashley on
mechanics of purchasing. \$1000 limit to come from PC budget.

Correspondence Received – none

Reports and Comments

Township Board – Striegle – Computer for PC approved, price of cemetery lots raised from \$200 to \$300, facilities design and audit is being conducted by Williams and Works.

PCI (Lori) – both Jason and Lori have attained certified planner status through coursework and portfolio.

Master Plan Steering Committee – Coupe – handed out Zoning Ordinance Audit Report for members to study – can begin to discuss next month.

Other/Roundtable – Status of Solar Energy ordinance – current control at State level but townships have some options

but can simple adopt CREO (Compatible Renewable Energy Ordinance). Regulation of AIRBnB (short term

rentals) requires that Township regulate and track all rentals and inspect. Expensive and labor intensive.

NEXT MEETING – March 7, 2024

Adjournment – Motion by Berens, Second by Wagner. Motion carried. 8:24 pm.