

Salem Township Planning Commission

Minutes, August 1, 2024

Called to Order, Pledge of Allegiance – 7 pm

Roll Call of Members – Wagner (chair for this meeting), Striegle, Coupe, Pitsch, Berens, Meyers. Absent with notice – Oosterink.

Recognition of Visitors – none

Approval of the Minutes of the Previous Meeting – Motion by Pitsch, Second by Berens. Carried.

Comments from the Public – none

Approval of the agenda for this meeting – Motion by Coupe, Second by Striegle. Carried.

Inquiry of Conflict of Interest – none noted.

New business – none

Old Business

Continuation of Public Hearing for Mulder Request – 2 family dwelling, building closer to road

Overview by Jason. Noted no new information received since last meeting. Too little information, too many unknowns. Should be denied. Letter received from lawyer representing neighbors across the street (Mark and Raymund Johnson) detailing 8 points for denial. Read to public. Public comment – none. Continued discussion of PC – consensus that lack of information forces denial of application.

Findings of Fact Section 1503 Discretionary Standards

h. does not comply – information not sufficient

i. does not comply – lack of drainage structures

j. does not comply – inadequate information

k. does not comply – factors unknown

l. does not comply inadequate information

m. does not comply – information not provided

Motion to deny based on non-compliance in Findings of Fact and lack of necessary information by Meyers, Second by Coupe. Carried. Roll call of Vote – Striegle - Yes, Coupe - Yes, Pitsch – Yes, Berens – Yes, Meyers – Yes.

Application denied.

Continue Audit of Ordinance – worked through changes in each district/section and Jason noted items that need to be text amendments.

Other/Roundtable – Members summarized issues/complaints about Mulder property on 34th – junk in rear spilling onto neighbor’s property, lack of ACRC approval for driveway where fill was dumped and possible blockage of ditch drain, contaminated fill brought in, trailer and other rentals without permits, potential wetland issue, repair business in large building without permit.

Next meeting – September 5, 2024

Adjournment – Motion by Berens, Second by Coupe. Carried. 8:25 pm.