

Salem Township Planning Commission

Minutes, January 9, 2025

7 pm Salem Township Hall

Call to Order, Pledge of Allegiance 7:01 pm

Roll call of Members - all present

Recognition of Visitors - none

Approval of the Previous Meeting Minutes - Motion by Berens, Second by Coupe - carried

Comments from the Public – Jim Pitsch – neighbor to Wolverine Power – wondered why site plan review when construction already in progress? Questioned position of poles during previous construction. Previous screening also questioned. Also use of drive after construction completed. Concrete pads completed without permit – company shrugged off. Very poor neighbors.

Approval of the Agenda for the Meeting – Motion by Pitsch Second Wagner - carried

Inquiry of Conflict of Interest - Striegle, as employed by Wolverine, for Site plan Review only.

New Business –

Wolverine Site Plan Review – Striegle joined audience due to conflict of interest. Intro and presentation by Elizabeth Hill as well as engineer/project manager. Burnips transmission/generation site. 7 acres. For increased capacity and safety. In 2020 built new transmission station ¼ mile away – Salem Station. Everything will take place within property and same footprint approximately. Heights – 26 feet, generally except for H-frame which is 76 feet. Unmanned so no water (except emergency tank) or sewer – same use as since 1950s. Signage (Pitsch) – warnings etc same as now. Oil containment – if catastrophic failure, can it contain all? (Wagner) answer – far exceeds required. 1000 – 2000 per transformer always being monitored. Wagner – is there to be an increase in noise? Ans. Very little noise now – may be quieter. Drainage management contracted out to civil engineering. (Pitsch) (Meyers) - height of tall structures? Ans – not a regulated item as part of transmission system. (Pitsch) 2 employees at generation plant, 2 x monthly inspections. Number on fence for reporting. Security cameras in use. Oosterink – screening – trees on east side – tall, don't screen plant. Old trees also have branches at top but no screening at bottom. Need shorter screening for neighbors. No room on north – road side. Ans – will make effort to screen better when construction done and weather better. Screening across all sides except along road side. Minimum in staggered fashion – need to come back to PC with landscaping plan. Oosterink – how long has project been going on? Only a temporary substation – project not yet started. Average amount of time for project like this is 16 weeks plus testing. Engineer offered to walk property with Jim Pitsch to view areas of concern. Striegle – why no site plan review by Consumers when things done by transfer station? Said no permission necessary because utility. Wolverine is going above and beyond required.

Motion to accept site plan with feedback from PC by Wagner, second by Meyers. Carried.

Striegle returned to Planning Commission.

Election of PC Officers for 2025

Chairperson – nominated Oosterink (by Coupe) elected

Vice Chair – Wagner (by Striegle) Elected

Secretary – Pitsch (by Coupe) Elected

Old Business

Continue – Audit of Ordinance - postpone until next meeting

Correspondence Received - None , Public Comment

Reports and Comments

Township Board – Striegle – ARPA funds, test well for groundwater quantity, flood insurance signed, Harmsen property – PCI to pursue including removal. Purchased new township server.

PCI (Lori)- Top Grade – all bonds reinstated. Brower pit – needs to be regraded by June 1. 34th St Mulder property – EGLE needs to be contacted. Chicken people – now have 2 buildings – Jason working with them.

Other/Roundtable - none

Next Meeting – February 6, , 2025

Adjournment – Motion by Berens, second by Coupe. Motion carried. 8:30 pm