

Salem Township Planning Commission

Minutes, November 6 2025

Call to Order, Pledge of allegiance – 7 pm

Roll Call of Members – Present – Coupe, Striegle, Pitsch, Wagner (acting chairperson), Berens, Meyer. Absent with notice – Oosterink.

Recognition of Visitors – none

Public Hearing Guidelines –Pointed out at bottom of Agenda

Approval of the Minutes of the Previous meeting – Moved by Pitsch, Second by Berens, Carried.

Comments from the Public – Katherine Crame requested updates from PCI on Harmsen Parcel (no update), property with chicken issue (30 days until abatement enforced), Hoppe residence (no report)

Approval of the Agenda for the Meeting – Moved by Meyer, Second by Coupe. Carried.

Inquiry of Conflict of Interest – none noted.

New Business

Public Hearing for Faraci, requesting an accessory building larger than by right – Open at 7:02 pm Overview by Jason (PCI) – will be 311 square feet over limit. Drainage to north into sandy area. Has auto business in original barn but not active. Will use new barn for personal storage. Public Comment 7:10 – none – closed. PC discussion – none. Public Hearing closed at 7:12 pm

Findings of Fact – 15.03

- a) Complies – already there**
- b) Complies – no need**
- c) Complies – no need**
- d) Complies – cold storage**
- e) Complies – usual barn structure**
- f) Complies – others in area**

Motion to approve as requested by Coupe, Second by Striegle. Carried

Public Hearing for Bartz, amendment to original site plan/SUP for driveway to duplexes. Opened at 7:16. Overview by Jason (PCI) – duplexes are completed. Driveway in place. Gives 2 accesses at road and median strip for tractor to access back field. County Road Commission has approved. Public Hearing closed at 7:22 pm.

Findings of Fact – 15.03

- a) Complies – attractive and neat**
- b) Complies – same needs as before**
- c) Complies – same as before**
- d) Complies – personal cold storage use**
- e) Complies – others in area**
- f) Complies – appropriate to area**

Motion to approve by Pitsch, Second by Striegle. Carried.

Meeting Dates for 2026

January 8	May 7	September 3
February 5	June 4	October 1
March 5	July 2	November 5
April 2	August 6	December 3

Motion to approve by Coupe, Second by Meyer – Carried.

Old Business – None

Reports

Township Board - Solar Ordinance adopted as submitted by PC. Cell tower lease on agenda next month. Pickle ball courts north of library – start anytime. Aerial photo contract approved. St Mary’s School non profit status approved. Flea market dates and payment received. Turtle Drive conversion to private drive continued to next meeting.

PCI – Shed sales lot – plan submitted for next PC meeting. Meat store – letter sent giving 1 month deadline to meet requirements in SUP. 13 days from now.

Correspondence received – none

Other/Roundtable – Berens – Taco Stand (truck) crowding road but Jason (PCI) says can’t regulate except to request that they be farther off roadway. Pitsch – requested that an ordinance governing number of chickens allowed be discussed at next meeting as well as battery storage facilities, data centers and bitcoin mining operations. Water quality threat and band fit for township.

Public Comment – Katherine Cramer – sees need to limit chickens, Harmsen boat and storage remain problem, Hoppe residence needs cleanup of vegetation.

Next Meeting – December 4, 2025

Adjournment – Motion by Berens, Second by Striegle. Carried. 8:03 pm.