

**Salem Township Planning Commission  
Minutes, December 4, 2025**

**Call to Order, Pledge of Allegiance – 7 pm**

**Roll Call of Members – Present – Striegle, Coupe, Pitsch, Ooserink (chair), Berens, Meyers, Wagner.**

**Recognition of Visitors – none noted.**

**Public Hearing Guidelines – as printed at bottom of Agenda – pointed out by Chairperson.**

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

**Comments from the Public – Katherine Cramer , on issue of keeping chickens – has researched other ordinances, saw limit of 20 chickens with 1 rooster as most common as well as requirements [in order to get permit] such as coop size, waste disposal designs, health plans – sees need for thorough look at all aspects.**

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

**Inquiry of Conflict of Interest – None noted.**

**New Business**

**Special Use permit & Site Plan review for Homestead Shed Sales (Busscher) on parcel they own at the corner of 32<sup>nd</sup> and 142<sup>nd</sup>. Zoned Commercial. Is already active in business selling sheds. Will have portable office for displaying information and options but no power water, or sewer currently in plan. Advertising currently on social media and some small signs. Showings, sales, pick-up by appointment, though applicant does deliver.**

**No employees at his time. Public Comment – none.**

**PC discussion – need to address appearance, surface, sign, parking including ADA. Site plan needs to be updated to note more realistic numbers of sheds currently and in the future. Striegle asked about shed sizes – applicant noted that it is too expensive to transport large shed (\$25/mile) for 16 x 40 so ill limited to 12” widths. Other members satisfied with SUP but saw need for some Site plan conditions.**

**Findings of Fact**

- a. Complies – commercial use in commercial district**
- b. Complies – will have no effect on current level of need**
- c. Complies – low impact use, none needed**
- d. Complies – not constructed on site**
- e. Complies – zoned for such commercial uses**
- f. Complies – Commercial District**

**These conditions were discussed and apply to both SUP and Site plan:**

- 1. Lock all sheds when owner not on site (to discourage vandalism and unpermitted use)**
- 2. Signage to indicate phone number/social media sites for sales and emergency contact**
- 3. Limit of 20 products on site**
- 4. Amended site plan to show parking for the additional sheds, up to 20 instead of six shown on current site plan.**
- 5. Reduce front setback to 83 feet from center of road down from 125 feet (as suggested by PCI and discussed)**
- 6. Landscaping to include mowing, beautify around sign and clean up along front.**
- 7. Parking surfaces to be gravel or millings for hard surface and smooth enough for ADA use. Need 1 handicap space.**
- 8. 20 foot emergency vehicle land with ingress and egress provisions.**

**Motion to approve SUP with above conditions by Oosterink, Second by Striegler. Carried.**

**Motion to approve Site Plan with above conditions and receipt by PCI of amended site plan as approved administratively by PCI with copy to PC for records – by Oosterink, Second by Striegler. Carried.**

**Copies of both signed by Chairperson and given to applicant and PCI.**

**Discussion on need for additional Text Amendments – postponed to next meeting  
Old Business – None**

#### **Reports**

**Township Board by Striegler – Extended recycle contract for 2026, Cell Tower contract still pending, 2026 Meeting dates confirmed.**

**PCI – Chicken situation at 85 -90% removed but enforcement continues, Harmsen situation – paused due to death of Fred Harmsen to allow family grieving space.**

**Correspondence – none**

**Other/Roundtable – Lori (PCI) questioned issues relating to working with Planning Commission and some PCI frustrations. PC Members also voiced issues and concerns.**

**Additional Public Comments – Katherine Cramer – noted issues with PCI complaint response and timing.**

**Adjournment – Motion by Berens, Second by Coupe. Carried. 9:12 pm**

**Next Meeting – January 8, 2026.**