

These are the minutes of the June 1, 2006 Planning Commission meeting.

Meeting called to order at 7:30 p.m. by Chairman Shields.

Present: Heasley, Parmelee, Myers, Davis, Oosterink Shields and Mark Sisson.

Absent: Coffey

Myers made a motion to approve the May 4, 2006 minutes as presented, Davis seconded, motion carried.

New member tonight: Brandon Oosterink

Heasley and Shields both mentioned that neither were notified by someone from the Township Board that Oosterink had been appointed to replace Demaray. Shields and the PC were disappointed at the outcome of the Township Board decision of replacing Demaray without input from the PC. It was never mentioned to them that the appointment would take place at that meeting.

Township Board update - Parmelee stated that the Township Board would like more information on the land preservation and requested that Mark come to the next board meeting. However, Mark is not available and so Casey Jones, President of Allegan County Land Preservation will be at the June 13 meeting. The Township Board would like all PC members to attend. Meeting will start at 7:00 p.m.

Earl would like names to refer to the Township Board for possible ZBA members (Oosterink resigned from the ZBA to become a PC member and so he needs a replacement named). The PC recommends Jim Beyer or Merle Immink as ZBA possibilities. Earl will forward these names on to the Township Board.

Old Business:

Smith Sand Mine Update. The applicant presented an overall review of the project to the PC. They will create a new berm on 32<sup>nd</sup> and will seed it to look much nicer.

They project 30,000 more yards of sand to complete phase 8. They will come back to the PC before going any further. Right now they are 3'-4' below 32<sup>nd</sup> and will put overburden back on & top soil to be flat to the road so farming can resume.

Berms will remain in place until the project is done (estimate 2 months to 1 year).

Bob Jones was at the meeting and has a major concern. Every time he goes out to check on the project the same issues arise: fence is down, maintenance and drain washout. He wants some guaranty that these issues will be take care of and addressed so he doesn't have to remind the applicant to again fix these. He feels the applicant doesn't work at the upkeep of the site until the annual meeting. More fence posts should be set so as to keep the fence in place, more closer tracking of operator.

Mark commented that the applicant peeled off the top soil to create the berm. To solve the erosion problems, respread the top soil to reestablish.

The applicant indicated that they were working the pit in June and July. There was slow removal of sand in October and so in November they pulled the operator so no one was there to maintain the area. They will get everything seeded that they can in the next few days and will get it all cleaned up.

The soil erosion permit has its' annual review in June/July. They are not out of compliance except silting with Michigan Township Services.

Monthly monitoring - Bob indicated that he is running into the same issues again and again and feels that he is being ignored by the applicant.

Mark also noted that there is a height compliance issue - where there isn't any activity then the hills should be knocked down, etc. Bob will check on the height requirement. The applicant argued that to knock down the hills due to inactivity could prove costly. The market for sand is down right now but that could change at any time.

Mark S. noted and the PC agreed that vegetation **MUST** be growing on all berms. If applicant does not comply with this, take the money reserved by letter of credit/check and get it done.

The insurance also needs to be updated by June 24, 2006.

After further discussion with Bob and the PC, it was determined that Bob will inspect ALL sand mines on a quarterly basis. Also fall reviews for all sand mines

for regulations for winter. Bob to also check the Smith sand mine for the next couple months and update the PC on the status.

Demaray SUP- continued to be tabled.

Mark Sisson presented the Home Occupation revised changes. He met with Bob, Earl and Al and they came up with the proposed draft for Section 11.28.

Mark went over the changes and the PC discussed each item.

One question that was raised is should we address this home occupation as a "package" or approve this section only and then work forward?

The PC approved to hold back and approve the entire home occupation as a package not going forward with the single home occupation ordinance.

General discussion revolved around the following issues:

What is the answer for those businesses out there that are non-compliant?

Leave as is but if they want to expand they need to apply for a SUP?

Have recommendation from Mark and/or zoning administrator as to how many employees are adequate for SUP?

No one has heard of any complaints from township residents concerning existing home businesses. This whole issue has been brought up due to the Demaray deal.

Other business:

Bob attended a seminar for the Zoning Enabling Act. On July 1 everyone will be operating under the same laws. He pointed out to the PC some of the changes that affect us.

Meyers brought up that someone had issues of the outside wood burners (air quality issue). Should this be addressed by the PC or Township Board? Parmelee will bring it up to the Township Board.

No further business, Oosterink made a motion to adjourn, Parmelee seconded, motion carried. Meeting adjourned at 9:20 p.m.

Submitted by,

Cris Heasley, Secretary  
Salem Township Planning Commission