

These are the minutes of the July 6, 2006 Planning Commission meeting.

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

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

Davis made a motion to approve the June 1, 2006 minutes as presented, Coffey seconded, motion carried.

Louis Bartz Sand Mine Review. Mr. Bartz received a SUP on 6/7/90 for a sand mine with minor stipulations, one being that the top soil be reserved for future use and two, that he stay 1325' away from 34th St. It should have been reviewed after 10 years (6/2000) but was not reviewed at that time. To make up for lost time, and to monitor where the sand mine was going, it was brought to the PC tonight.

Bob Jones has been out there; no pictures were taken. Concerns for the project were no fencing & steep bank issues (safety).

Louis Bartz noted that approximately 4,000-5,000 cubic yards of sand are hauled out each year. The mine is used periodically, but the banks are and will be pushed down so no steep hills. This possibly could be a full scale operation although he doesn't know when. Should the mine become a major operation, Louis will be required to come back to the PC prior to production with plans for reclamation, etc.

Bob will report annually to the PC on this sand mine along with the others.

After further discussion, Parmelee made a motion to review this SUP annually as long as volumes remain under 10,000 cubic yards and detailed operational and reclamation plans are not required. The banks shall be pushed down to avoid safety issue and dust controlled satisfactory. Coffey seconded, motion carried.

Demaray SUP - still tabled.

Parmelee - Township Board update.

Jim Beyer was appointed to the ZBA at the last meeting.

The Township Board is working on the budget and this could affect the PC directly. The PC budget was cut - more specifically for funds used to pay Mark Sisson. A

portion of the Township Board wants to eliminate our zoning administrator and use PCI. True figures and information are still forthcoming. There is speculation and rumors out surrounding this issue. Heasley stated that she does not like this idea. Working with Bob and calling him at any time day or night works out great. He has knowledge & resources that would not be readily available should his position be transferred to PCI. Do not out source this position.

Parmelee asked if anyone on the PC had talked with Jim Pitsch about the PC budget. No one has talked with him.

There was general discussion about taking money from the PC budget. Major concern of the PC: if we cannot retain Mark Sisson right now for the Master Plan we should stop right now.

Earl asked Mark if he could breakdown his costs: master plan work and special use work.

Also the question was raised - What portion of the budget includes reimbursed costs? Earl said the Township Board could not provide that breakdown.

Heasley commented that in prior years before we employed Mark Sisson, the PC was pretty much in the dark about what they were doing. If the Township Board wants to cut his budget and the work that he does for us, they are setting themselves up to be sued. It is cheaper to pay Mark to keep the PC in line with the laws that are always changing than to pay attorney fees when something is denied or approved wrong that brings a lawsuit against the township.

Davis asked Earl to relay to the Township Board that if they cut the budget for Mark and the Master Plan, we, the PC, will stop right now on revising the plan.

It was requested that all PC members attend the Township Board meeting on Tuesday @6:00.

Earl also reviewed to the PC the information given at the last meeting from Casey regarding the Farm Preservation Act. It doesn't cost the township any money - we only have to designate the areas. Fed pays 50%, state and county pay 25% each.

New Business:

Tim Stallard is requesting a SUP to build an accessory building in front of his house at 2844 140th Ave., Dorr, MI per section 11.09(d). This house is situated on a corner lot; therefore having two front yards (140th & Deep Woods Bayou). Minimum front yard set back in 50' and the side yard is 20' for principal building and 10' for accessory building. He is approximately 95' from his west line and 234 feet from the right of way on 140th Ave.

Applicant wants to use existing drive on 140th and place the building next to his house (west side). The question was raised if applicant has access from the private road (Deep Woods Bayou), he could place the barn in back with drive out to the private road. There is no rationale for placing the building out front other than preference by the applicant. If he doesn't have access to the private road by deed, then it is his option to go the ZBA for a variance for a front yard closer than 50'.

Right now the applicant is 95' from west line to the house. Then take 50' for minimum plus 40' wide building, that only allows for 5' between the house and building.

Bob Jones did look up the deed and there is no easement to the private road.

After further discussion, applicant asked the PC to table the request until he can come up with another plan and consider his options.

Davis made a motion to table the request, Oosterink seconded, motion carried.

Mark Sisson handed out proposed amendments relating to the allowance of certain small rural enterprises in conjunction with the adaptive re-use of existing farmstead in the A-1, A-2 & R-1 Districts.

The PC went over the amendment changes with Mark.

Question was raised whether or not we are encouraging small industries/small factories on existing farms? If they use all buildings, can they build by existing buildings? It would depend on lot size - 10 acres vs. 100 acres can be different. How does the SUP affect the property? Can it exist without bothering someone else?

General discussion and minor changes were made to the draft.

Mark will present the finalize draft and the PC will hold a public hearing in August for both home business amendments.

Davis made a motion to adjourn, Coffey seconded, motion carried. Meeting adjourned at 9:30 p.m.

Submitted by,

Cris Heasley, Secretary
Salem Township Planning Commission