

These are the minutes of the February 7, 2008 Planning Commission meeting.

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

Present: Shields, Myers, Parmelee, Heasley, Oosterink, Blakeslee and Berens. Also present Mark Sisson and Bob Jones.

Oosterink made a motion to approve the January 3, 2008 minutes as presented, Berens seconded, motion carried.

Conflict of interest: none

Public comment: none

Sandy Pines presented a site plan review for a proposed accessory building/garage 40' x 44' for security vehicles for the condos and adjacent park. This property is p.p. 0319-034-027-00.

Max Gibbs of Sandy Pines presented an overall review of the building and it's use. After review, Heasley made a motion to approve the site plan review with the following 5 conditions, Parmelee seconded, motion carried.

Conditions for approval:

1. Access drive to be paved
2. Concrete or pavement approach on both sides of building outside of overhead doors
3. All lighting being controlled in a downward fashion
4. A document will be added to the master deed including the building with the condos so that it could not be separated into it's own parcel and sold (Occupancy not to be granted until this has been recorded)
5. The building shall be constructed so as to match as close as possible the outward appearance of the condos.

Scott VanDam is requesting a special use permit to place an accessory building for storage in front of his house at 3531 144th Ave., Dorr, MI, p.p. 0319-007-018-61. Proposed building is 44'x 56'. Scott was out of town and not able to attend the meeting. Because of unanswered questions by the PC, Heasley made a motion to table the request until the next regular meeting, Berens seconded, motion carried.

Parmelee made a motion to open the public hearing, Oosterink seconded, motion carried.

Public hearing for proposed zoning ordinance text and zoning map amendments.

Public comment: none

Myers made a motion to close the public hearing, Oosterink seconded, motion carried.

Heasley made a motion to approve the amendment to the township zoning ordinance for the purposes of:

Conforming to the Michigan Zoning Enabling Act, including Publications and Delivery

of Notice of Public Hearings, Elimination of References to the Rural Township Zoning Act, and Various Other changes. Section 2008.02. Blakeslee seconded, motion carried.

Heasley made a motion to approve the amendment to the township zoning ordinance for the purposes of:

Redefining the Purpose and Intent, Uses Permitted and Special Land Uses Permit, Area Regulations, Site Development and Operational Standards and Building Material Standards of the C-1 General Business District and I-1 Light Industrial District; to Modify the parking requirements for certain land uses; to enact Street Access and Landscape and Screening Standards applicable to Commercial, Industrial and certain other uses and developments and various other changes.

Berends seconded, motion carried.

Both Amendments will be forwarded to the County PC for approval.

Township Board update: Parmelee

Approval to pay Arnsman \$5,500 for 32nd St. Sand mine work done.

Meyers made a motion to adjourn, Berens second, motion carried. Meeting adjourned at 8:30 p.m.

Submitted by:

Cris Heasley, Secretary
Salem Township Planning Commission