

These are the minutes of the July 10, 2008 Salem Township Planning Commission meeting.

Meeting called to order at 7:34 p.m. by Chairman Shields.

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

Absent: none

Blakeslee made a motion to approve the June 5, 2008 minutes as presented, Myers seconded, motion carried.

Public comment: none

Conflict of interest: none

Salem Sand Mine: Myers made a motion to remove the annual review from the table, Oosterink seconded, motion carried.

Dar VanderArk was present and reviewed the following:

Mowing: mower was unavailable and banks will be mowed in the coming week

Over burden is still washing/partly fixed up

Is 1 to 4 ratio for slopes reasonable - 1 to 3 is restoration. Applicant is willing to work with the PC to come to agreement. How far back?

Discussion by the PC:

Letter of Credit - currently \$1,500/acre for 25 acres. Given the situation of the Brenner sand mine on 32nd and the cost of closing and reclaiming, this \$1,500 does not seem adequate. Bids for the Brenner sand mine came in much above this cost per acre and the Salem Sand Mine is much bigger. Consensus of the PC is that the Letter of Credit must be increased to safely close and/or reclaim to development site if necessary.

The permit expires February 2009 - the applicant has a choice to close or request extension.

Berends made a motion to table the request until we reconvene at the site, Oosterink seconded, motion carried.

SZS Fastners - facade site review plan.

Calvin Becksvoot of Latitude Engineering was present at the meeting with an updated site plan. The office/stone appearance of the building extends 3' beyond the office door. The PC did not feel this was enough to make the building more presentable. Suggestions made: windows/fake windows/signage on the building. The shrubs and trees are not enough to satisfy the PC.

Parmelee made a motion to table the review for a revised facade site plan, Myers seconded, motion carried.

Township Board Update: Parmelee said that Bob Jones was continued as zoning administrator through December 2008.

Brenner sand mine closing: Berens

Complaint from neighbor about water going through pit, washed driveway away which was fixed. Progress is being made, the pit is very close to being done and will be farmed. A soil erosion permit is being questioned by the County Health Dept. The Drain Comm. is fine with the reclamation. For AG, a soil erosion permit is not required.

Oosterink made a motion to temporarily adjourn the meeting to the Salem Sand mine site on 142nd for PC inspection at 8:05 p.m., Shields seconded, motion carried.

Shields reconvened the meeting at the sand mine at 8:10 p.m..

Dar VanderArk and the PC members along with Mark Sisson visited the site and walked around the property, noting the standing water, eroded banks, failure to reclaim areas already mined and lack of sand removal since 2006.

Shields adjourned the meeting at the sand mine at 8:40 p.m.

Parmelee made a motion to reconvene the meeting back at the township at 8:45 p.m. and remove the review from the table, Myers seconded, motion carried.

Discussion:

No activity over 12 months - inactive/abandoned.

Swamp forming-standing water

Erosion

Reclamation hasn't happened

High banks - safety issue

Fencing needs to be fixed

Banks mowed

Increase letter of credit

Heasley made a motion to raise the Letter of Credit to \$4,000/acre for 25 acres (based on previous discussion and Brenner sand mine closing costs), Berens seconded, motion carried.

Heasley made a motion to approve the annual review of the Salem Sand Mine with the following conditions:

- 1) Applicant to submit a closure/reclamation plan to the PC by 10/2/08
- 2) Banks to be mowed within 7 days (7/17/08) and be maintained monthly
- 3) Fix all fencing on property
- 4) Eliminate standing water by 8/17/08.

Blakeslee seconded, motion carried.

Myers made a motion to adjourn, Oosterink seconded, meeting adjourned at 9:25 p.m.

Submitted by,

Cris Heasley, Secretary

Salem Township Planning Commission