

Salem Township Planning Commission

Minutes, March 7, 2013

Called to Order: 7:02 p.m. Pledge of Allegiance. Members present – Berens, Boerema, Boyles, Myers, Oosterink, Pitsch, Wagner. 19 in audience.

Approval of the Agenda of March 7, 2013. Moved by Boyles, seconded by Boerema. Motion carried.

Approval of the Minutes of the February 7, 2013 meeting. Moved by Berens, seconded by Wagner. Motion carried

Inquiry of Conflict of Interest – none noted.

Township Board Update – by Boyles – from 2/12/13 meeting. Dust control contract awarded (for 2 applications), tower on township property – lease still pending, Fire Department officers reappointed, Work orders for roads let out for bid.

Hearing, Special Use permit, Rob Miller – Overview of request for Special Use Permit for gun range presented by Chairman Myers. He noted that in the zoning district that the parcel is located in, it is permitted as a special use.

Myers opened the Public Hearing at 7:05 p.m. Applicant (Rob Miller) went over issues involving his application: safety (basement range, state of art bullet trap, certified range officers), parking (adequate, well lit), sound (next to none as underground), educational opportunities (classroom for general public, youth, and law enforcement), HVAC (cleans air to highest standards), surveillance (storage off site), employees (6 – 12 in range alone), appearance (to match existing structure), and setbacks (have been submitted and accepted by PCI).

Myers opened public comment portion of hearing: **John Van Baan** – questioned purpose of 9000 square feet of space above range, hours of operation – Miller hopes for supportive tenants, hours to be determined but wants to be open 10 to 12 hours daily. **Katie Weber** – questioned driveway location – Miller pointed out cuts for driveway already exist, off 142<sup>nd</sup>. **Rhonda Milane** – questioned access (none off 26<sup>th</sup>), gun store upstairs? (need business that will support range, topic to be discussed at next month's planning commission meeting), tenants as in housing? (no, hoping for retail or small business), concerns – just one gun store or more, don't need another gun area in township, already have others, nearness to school, concerns about sound and light. **John Van Baan** – are gun sales permitted now - not in that zoning district (will be discussed at next meeting).

**Kirk (from Professional Code Inspectors)** explained where in Salem zoning gun sales and ranges are allowed and why amending ordinance is a possibility.

**Marian Alvers** – concerned about size of the guns to be used – Miller replied that range will be built to accommodate all types of guns. **Karen McKinnon** – asked for clarification on range and sales in ordinance, Kirk reiterated explanation. **Katy Weber** – questioned number of stories – Miller replied 2

stories to a height of 24 or 25 feet. **John Van Baan** inquired of the building dimensions – Miller cited 60' 150'. No further comments offered by those in attendance.

It moved by Pitsch, seconded by Berens to close the public hearing. Motion carried. 7:22 p.m.

Before PC discussion, **Kirk Scharphorn, Jr.** presented analysis of request by PCI on use permit and site plan, explaining that the site is almost 12 acres, setback requirements exceeded, east side commercial, west side industrial, request allowed by Ordinance as Special Use. He further explained that existing driveway and off street parking comparable requirement of 45 spaces was exceeded (51 in plan), with loading area as well. Lighting on a pole as well as box lites, containing lighting to property. Drainage is to be reviewed by Drain Commission. Signage will have to meet ordinance and be reviewed. Landscaping will include a berm on 142<sup>nd</sup>. He addressed noise, firelanes and available land divisions briefly as well. **Wagner** (PC) ask if there was a fencing requirement for rear of building due to nature of times of business– no but could be required. Miller noted that nearest back neighbor is ag field. **Maryann Albers**(audience) questioned landscaping maintenance as shrubs at another business died last summer and were not replace. Miller replied that his will have underground sprinkling and current shrubs did not die at his place last summer. Kirk interjected that PC can require site landscape to be replaced. **Brian McKinnon** (audience) inquired when the 10-12 hours of operation would be and was told it was yet to be discussed by PC. **Myers** asked if any other PC members had questions but there were none. Myers explained that he had gone to Silver Bullet Range (Wyoming, MI) and done a noise check by having them fire the loudest gun while he stood outside around points of the building. He felt the noise was comparable to a muffled thump. **Wagner** inquired about customer traffic and Miller said that with 12 firing lanes he hoped for 42 hours of business, using 40 minutes per person average) and that would be traffic generator. **Myers** went back to hours of operation . Information by **Mark Booth**, who has ranges elsewhere, was that it is typically 8 am to 8 pm with off hours for members or special groups. Miller indicated that he has meetings set up with local law enforcement to offer times, use, etc. for special events. **Dan Weber** commented on noise and noted that Silver Bullet berm is a parallel berm in front to subdue the noise of cars. Question of alcohol sales was raised and was firmly answered in the negative.

**Scharphorn** (PCI) noted that hours of operation would normally be all three shifts in Industrial zoning.

**Myers** inquired if 7 am to 10 pm would be agreeable as a defined time frame. Miller replied in the affirmative. **Myers** further noted that it is possible to come back to the PC and amend the SUP hours of operation if needed.

**Myers** inquired as to whether there were any other questions or comments. There were none.

A motion was made by Oosterink to approve the SUP and Site plan as presented but subject to the following conditions: hours of operation to be 7 am to 10 pm, health department and drain commission approval, and a final review of appearance. Seconded by Berens. Motion carried by unanimous vote of PC.

Medical Marijuana – Last month the State Supreme Court made dispensaries illegal so an ordinance is now possible. A copy of an ordinance as drafted by the township attorney was given out to PC members for study prior to discussion at April meeting.

Agriertainment/Outdoor entertainment – Another sample ordinance handed out. Discussion on all at April meeting.

Fracking – both pros and cons were discussed as well as popular myths. It was noted that methods have changed. PCI will look for Watson Township ordinance for PC study.

Public Comment – **Rhona Milane** – expressed concern about increase in traffic by new firing range and accidents at nearby corner.

Other/Roundtable – Master Plan final draft should be ready for April meeting. **April meeting date has been moved from April 11 to April 8** (this will be posted at Township Hall and has been sent to Globe for publication).

Motion to adjourn by Oosterink, seconded by Boerema. Motion carried. 8:28 p.m.

Kp3/8/13