

Salem Township Planning Commission
Minutes
August 6, 2015

Call to Order, Pledge of Allegiance – 7 p.m. Members present – Boyles, Boerema, Pitsch, Myers, Wagner, Oosterink, Berens.

Approval of the Agenda – moved by Wagner, seconded by Boyles. Motion carried.

Approval of the July, 2015 minutes – with corrections to typos and change from “Assessing” to “Administrative” fee in Township Board Update section. Motion to approve by Oosterink, seconded by Boerema. Motion carried.

Inquiry of Conflict of Interest – none noted.

Township Board update – Probationary firefighter now trained and taken on force. Sidewalks at township hall to be replaced, sections as needed. Fireworks permit issued to Fantasy Twirl for Labor Day. Bids in for old firetruck and vehicle sold for \$6200.

Public Hearing for Salem Self Storage (Ken Veldheer). Introduced by Myers and Veldheer. Request to build additional building. PCI checked setbacks, etc. All OK. It will match existing buildings and additional purchase of land will still leave remaining parcel conforming. This request is really just an amendment to original special use permit.

Public Hearing opened at 7:05 p.m. No public comments or inquiries.

Public hearing closed 7:08 p.m. Motion by Oosterink, seconded by Wagner. Motion carried.

Motion by Pitsch to approve request with Drain Commission approval and purchase of additional property as conditions. Seconded by Berens. Motion carried.

Public Hearing for Burnips Equipment – Introduction by Myers – request to build farm equipment sales building on 142nd in residential zoning.

Public Hearing opened 7:16 p.m. Ken Buist of Mediema Steel Buildings displayed elevation and described uses. Pitsch (PC) inquired about current hardware store moving to new building as this was not mentioned. It will move to new building which will add another use to building and affect computation of parking spaces. PCI indicated need for 56 (3 of which would be handicap) but plan shows 44 (1 handicap)

Rose Smith – questioned noise.

Brian Hoorn – questioned hours of operation (currently 8 – 5) and asked if there would be a fence on the north side. Boerema (PC) noted that landscaping would be better.

Kirk (PCI) gave overview. Definitely a special use Ordinance 6.02A, o. Setbacks are OK. Parking – should be 56 instead of 44 per Ordinance calculations. Concern about outdoor display based on current site – suggested more orderly and arranged. Letter from Allegan Drain Commission requests larger pond and other changes, would need approval. Road Commission approval would also be needed. A barrier between site and adjacent resident properties was suggested, recommends landscaping.

Brian Hoorn – commented on display – does not want eyesore – should be neat and clean. Question on building height. Kirk said ok at 30' as Ordinance would allow 35'.

Phil Smith – commented on display and need for trees.

Brian Hoorn – asked if there will be changes to private road. That is a Consumers' Energy easement and will remain unchanged.

Motion by Pitsch, seconded by Wagner to close Public Hearing. Motion carried. 7:52 p.m.

Planning Commission discussion – Parking – consensus that more than the 44 planned should be required. Display – PC agreed that should be on crushed concrete only. Drainage – letter from

Drain commission reviewed and noted. Screening – on north side, evergreen trees, 5 feet tall, 25 feet apart to continue on the east (as on plan) to corner then across north side extending to west boundary of crushed concrete. Hours of operation – 6 a.m. to 9 p.m. Oosterink asked about outside work and fluids running into ground. Owner said work is inside and fluids are recycled. The washbay will have greasetrap and be approved by Health Department.

Motion by Berens and second by Boerema to approve as requested with the following conditions:

1. Screening, 5' evergreens 25' apart continuing on the east to the corner and across the north line to west boundary of crushed concrete.
2. Outdoor display – on crushed concrete areas only.
3. Hours of operation – 6 a.m. to 9 p.m.
4. Parking – 56 spaces (3 of which handicap), paved
5. Signage – will need approval
6. Road Commission approval required.
7. Drain Commission approval required.

Motion approved.

Public Comment – Kirk from PCI – reminder of Special Use Permit Public Hearing and Site Plan Review scheduled for September meeting.

Other/Roundtable – Parks Plan and Burnips (village) zoning) – tabled until October meeting.