

**Salem Township Planning Commission
Minutes, April 14, 2016**

Called to Order, Pledge of Allegiance – 7 pm. Members present – Boerema, Boyles, Pitsch, Myers, Berens, Wagner, Oosterink.

Approval of the Agenda – motion by Pitsch, second by oosterink. Motion carried.

Approval of the March 31, 2016 Minutes – motion by Wagner, second by Boerema. Motion carried.

Inquiry of Conflict of Interest – none noted.

Township Board update – by Boyles. Topics included Wolverine Power Supply Franchise, dumpster bids, new cemetery tree planting and footing for headstones, cell tower lease, and blight issue complaints.

Public Hearing – Scott Pikaart – Special Use Permit. Opened at 7:03 p.m. Introduction by Lori from PCI – Mr. Pikaart wants to operate a side business (welding) at his home using an existing. There are no zoning issues. Mr. Pikaart has spoken with his neighbors and is installing special windows to suppress noise. He indicated that nothing will be outside of building and he will at some point install a ventilation or filtration system

Public comment – none. Motion to close public hearing by Oosterink, seconded by Berens. Public Hearing closed 7:08 pm.

PC discussion – Berens noted that neighbor concerns are addressed. Myers reminded members that SUP stays with property. PCI advised that conditions be noted in case of sale in the future. Boerema suggested that hours of operation should be 8 am to 8 pm, M – Saturday in case of lay off from regular job.

Motion to approve as requested with following conditions:

- 1. Hours of operation 8 am to 8 pm, M – Saturday. No Sunday operations.**
- 2. No outdoor storage**
- 3. No combustibles**

Motion by Boerema, seconded by Wagner. Motion carried.

Public Hearing – Mark & Julia Miedema, Special Use Permit. Opened at 7:15 pm. Introduction by Lori, PCI. Already in business with storage, this would be additional storage. Questions about lighting, drainage, and landscaping.

Public Comment – none. Motion to close Public Hearing by Boyles, seconded by Wagner . Motion carried. 7:23 pm.

PC member discussion – Myers – lighting question – Mr. Miedema explained lighting system. Berens said it is well kept and looks nice.

Motion to approve as requested by Berens, seconded by Wagner. Motion carried.

Site Plan Review - Lighting, Drainage, and landscaping(natural tree line screening) issues addressed. Motion to approve by Pitsch, seconded by Boerema. Motion carried.

VC District Public – continued from previous meeting (early March). From PCI – noted that reference to section 11.13 will put setbacks from centerline of 30th at 100 feet. Need to exempt VC in keeping with the intent of the district. Reference to section 8A.04, area of front yard also needs to be deleted. Uses listed in the original draft that were unwelcome were either deleted or moved to Special Uses.

Public comment –

Bruce Elliott – there are now rotted buildings in commercial so why village commercial instead of village residential? Lori, PCI, explained that this ordinance will create the district but is separate from putting properties into that district.

Bub Branard – addressed setbacks and commented that a house can be built in VC or VR but provisions are different. Wants to stay residential as believes in VC property values for houses will drop.

Jacob Nienhuis – also said it will drop property values and does not see the need for new VC district.

Myers (PC) stated that not all lots will be put in VC.

Mary Strickfaden – does not want zoning changed. Does not see need for VC.

Motion by Pitsch, seconded by Wagner to recommend to Township Board to approve VC Ordinance as amended, including change of name from VC-1 to VC (where it occurs in text). Motion carried.

Transfer of Parcels to new district postponed until June 2 (after Township Board meeting). Motion by Pitsch, seconded by Oosterink. Motion carried.

Reminder – PC/ZBA Training – April 20, 6 – 8 pm.

Other/Roundtable – SOM Grant news shared by Pitsch. Boerema suggested that Fire Chief be invited to next meeting.

From PCI - Site Plans for Dollar General passed out to PC for next meeting. It was noted that DEQ was non committal and that PC can set conditions. Ordinance amendments eliminating certain setbacks from VC will be given first look at June meeting, as will adding mini/self storage to commercial.

Rehoboth site plan and paving contract received. Porch and fencing to be added. Fire chief to be invited to next meeting.

Motion to adjourn by Berens, seconded by Boerema. Motion carried. 8:22 pm.