

Salem Township Planning Commission Minutes,

January 7, 2016

Called to Order, 7 p.m. – Pledge of Allegiance. Members present – Berens, Boerema, Boyles, Myers, Oosterink, Pitsch, Wagner. Absent – none.

Approval of the Agenda – motion by Oosterink, second by Boerema. Motion carried.

Approval of the December, 2015 minutes – motion by Boyles, second by Wagner. Motion carried.

Inquiry of Conflict of Interest – none noted.

Township Board update – by Boyles. Meeting dates for 2016 approved – Berens and Pitsch reappointed to PC – Pitsch, Beyers, Coffey reappointed to ZBA. Ambulance resolution passed. Work on ORV/golf cart ordinance stopped due to County policy that they can only be used on roads with less than 25 mph speed limits.

Consideration of Dollar Store rezoning, tabled in December – due to concerns about parcel description. Ms. C Kaufman, township attorney, explained that a legal description of this property will be needed to go forward to township board, if recommended but that the amendment to the application indicating portion of parcel would be sufficient for PC vote. She then reviewed the rezoning process and criteria for PC decision-making. The PC was asked if further questions but had none.

Motion by Boerema, second by Oosterink to recommend rezoning of this parcel as requested, to Township Board. Rollcall vote – Boerema – Yea, Boyles- Nay, Oosterink – Yea, Berens – Nay, Wagner – Yea, Pitsch – Nay, Myers – Yea. Motion carried, 4 to 3.

Bruce Allen, oil well/tank owner, requested that his 75' right of way from well (with State of Michigan?) be addressed at site plan as it will affect driveway and parking (Dollar Store). He believes a new site plan is needed. Also he wanted it noted that a well for a commercial building must be 800' from tank battery.

Motion by Pitsch, second by Wagner to amend agenda and skip to Sandy Pines Tower public hearing. Motion carried.

Sandy Pines – request for Special Use, Site Plan, and Rezoning. Overview by Myers – TRT LLC wants to erect a 190' communications tower.

Public Hearing opened 7:27 p.m. – Present for Sandy Pines – Gene Van Koevering, present for TRT – Mark Kooyers. Mr. Kooyers explained in detail project, both advantages and process the project went through to prepare for approval, including surveys and impacts. He then reviewed the requests before the PC and the need for each.

Audience Comment – Arlene Jenkins, landowner adjacent to proposed tower property- commented on the difficulty of finding out when meetings/hearings are – questioned effect on people of magnetics and electronics. She believes that electricity has poisoned land and herself. She is tired of Sandy Pines putting stuff and the edge of her property, already a huge pole out from without meeting. Ms.

Kaufman, township attorney – reiterated that Michigan Law shadows Federal Law governing time frame

to respond to these types of applications. It is 90 days, from time of initial application, including response from Township Board.

Motions:

1. To approve site plan as presented – motion by Berens, second by Boerema – Motion carried.
2. Motion to approve Special Use Permit as requested – motion by Pitsch, second by Berens – motion carried.
3. Motion to recommend to Township Board the rezoning of parcel from R-1 to C-1 – Motion by Boyles, second by Wagner – Motion carried.

Update on Senior Facility - Contacts attempted, no response to requests. PCI to discuss next step with Township Board. It was noted that a letter of credit may still be in effect.

A special Meeting of the PC was agreed upon for January 28, at 7 pm to finish the following agenda items:

1. Village commercial Zoning
2. Parks Plan
3. Budget for 2016
4. Updates to be included in Ordinance book

Notification will be posted 24 hours in advance, with agenda items noted, both on Township website and at Township Hall.

Public Comment – none

Other/Roundtable – none.

Motion to adjourn by Oosterink, seconded by Berens. Motion carried. 8:27 p.m.