

Salem Township Planning Commission

Minutes, April 6, 2017

Call to order, Pledge of Allegiance – 7 pm. Members present – Boerema, Pitsch, Myers, Berens, Wagner, Oosterink. Absent with notice – Boyles.

Approval of the agenda with change, addressing Redline Excavating before Public Hearing on Sign Amendment – motion by Wagner, seconded by Pitsch. Motion carried.

Approval of the March, 2017 minutes with 2 corrections to be made by township secretary on website (add to Amy Streigle comments – ‘ with potential to sell a couple of lots in the future’, remove reference to noise in Wagner comment). Motion by Pitsch, seconded by Boerema. Motion carried.

Inquiry of Conflict of Interest – none noted.

Township Board update – none presented.

Redline Excavating – as postponed from March meeting. No action will be taken at this meeting due to late revisions submission and absence of 1 PC member and applicant engineer. Applicant presented overview of changes – building moved back from road, access doors on west side only, neatly ordered lines, oil changes inside building only. Reference to Burnips Equipment for comparison.

Public comment – Glen Berens – has issue with truck traffic going west on 146th. Questioned why it is not going east to 30th now? Gave PC a folder of pictures of current Redline location and petition “To stop the construction of Redline Excavating on agricultural land” signed by 79 people.

Harold Rozeveld – 12 year resident o questioned long term policy of PC – revenue vs farm atmosphere.

Annette Berens – Firmly opposed to the project as disruptive to quality of life.

Eleanor Raab – Doesn’t mind if Mr Meyer does what he wants to do because no one will see it and it is his house and land. She questioned the reason for the fuss.

Leslie Broekhouse - Disagrees. She would like to put an additional house for her parents on his parcel but cannot.

Glen Berens–Noted that what Ms Raab does not understand is that it is about preservation of farmland

Mike Meyer – Can replace farmland lost with wooded land on his property for a net farmland gain of 1.6 acres.

Carmen Berens –Is from North Dakota. Sees Burnips as farm/country place. Says Redline wants to tear woodlands down which would destroy animal/bird habitat. There are other places, designated, in the township for this type of business.

Mike Meyer – asked Berens family if wet area in back of parcel was ever farmed?

Jamie Baker – Has contacted the DEQ. Brought up issue of ‘forested wetlands’ and says Meyer needs permits to do what he is doing. There is a process and Redline should be stopped until this is settled.

Vern Berens – Commented that area in back was not actually farmed but high grasses were cut for hay in dry times.

Doug Miller – Noted that building site is moved back but still has a noise concern – not against business, only its location.

Brad Beers – Has traffic concern – on rolling road with blindspots – while farm equipment is slow, big trucks don’t stop as well – they are heavy!

Kirk Sharphorn, PCI – explained process of zoning. Distinguished between “by right” and “special uses”. Explained special use process.

Motion to close Public Hearing – by Oosterink, seconded by Berens – Public Hearing closed. 7:36 pm.

John Myers – passed out “Findings of Fact” worksheet for PC study.

Motion by Pitsch, seconded by Wagner to postpone further discussion/action of this item until next meeting. Motion carried.

Public Hearing – Sign Amendment to Ordinance – overview by Lori (PCI) of comments noted by attorney. Public hearing opened at 7:57 pm. Public comment – none. Motion by Wagner, seconded by Boerema to close Public Hearing. 8:01 pm.

Member discussion – Consensus to eliminate sections as commented on by township attorney.

Motion to approve as written(minus 3 sections eliminated by consensus) to recommend to Township board – by Boerema. Seconded by Wagner. Motion carried.

Public comment – none.

Other/Roundtable –Lori - for next meeting, SUP pole barn and SUP amendment for Centershot possibles. Artisan Brewery activity noted at former Hudsonville Creamery building.

Adjournment – motion by Wagner, seconded by Pitsch. Motion carried. Adjourned at 8:19 pm.