

Salem Township Planning Commission  
Minutes, October 5, 2017

Call to Order, Pledge of Allegiance – 7 pm

Roll Call of Members – Present – Boerema, Myers, Oosterink, Pitsch, Wagner. Absent with notice – Boyles, Berens.

Recognition of Visitors – none noted.

Approval of the September, 2017 PC Minutes – motion by Boerema, second by Oosterink. Motion carried.

Comments from the Public on items not on the Agenda – none noted.

Approval of the Meeting Agenda – motion by Pitsch, second by Wagner – motion carried.

Inquiry of Conflict of Interest – none noted.

#### New Business

Public Hearing – Classic Home Construction (VanRhee) – SUP for Private Drive. Public Hearing opened at 7:04 pm. Overview by Lori (PCI) of request for private drive for 3 residences – need SUP because it would be within 30’ of none related parcel. Rick Van Rhee completed overview of project. Public comments:

Tom Dykstra – owns 40 acres north of parcel – commented on drainage and said that proposed driveway easement is wetland. His property and another drain down through the easement. There are cattails on the proposed easement and it lies 5 – 6 feet below the grade of the road. Has standing water even now when it is so dry. Building road would dam up drainage of neighbors and there is no solid base due to random artisan springs.

Glen Berens – owns land that borders parcel on 2 sides and has hunting business that would be impacted. Showed pictures of flooding in 2013. Questioned why ag land is being developed.

Christy and Paul Schout – neighbors – had flood pictures of 2013 and 2017. Are afraid that building back area up will cause more flooding on their parcel. Have had water in basement.

Tom Dykstra – even Black Creek Drain maintenance will not solve culvert problem on 34<sup>th</sup>.

Ryan Brower – owner of parcel with proposed easement since 2008. Knew it was low and needed to be built up but intended to build residence.

Terry Dykstra – has lived across the road since 1973 – noted how deep flooding gets and has pulled 4WD trucks out with his tractor. Is against project.

Rick Van Rhee – noted that he has had 3 perk tests for at or above grade septic.

Motion to close public hearing – by Pitsch, second by Wagner. Motion carried, 7:39 pm.

Motion to postpone request until next meeting to allow PC members to make site visit – by Pitsch, second by Boerema – motion carried.

Ryan Brower (parcel owner) questioned lot split process and Lori (PCI) explained steps and legal process.

#### Old Business

Mixed Use Amendment – 10.03 option, Special Use best option for review purposes – Public Hearing to be set for November.

Private Road Application form – looked good to all members.

Personal Storage as principal use in Village Commercial District – PC consensus that it does not fit intent of that district.

Question about blight procedure – written complaint to Township, forward to PCI.

Correspondence received – none.

#### Other/Roundtable

Oosterink asked where notices are published? Allegan County News due to shorter lead time for publishing. Hope to also put on Township website.

Old Burnips Equipment site – can we find out what if any plans? Lori will call and ask.

Adjournment – Motion by Oosterink, second by Boerema to adjourn. Motion carried. 8:09 pm.