

Salem Township Planning Commission

Minutes, April 5, 2018

Called to Order, Pledge of Allegiance – 7 pm.

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

Recognition of Visitors – John Coupe, prospective member. Glen Hayword, James Maioho – visiting as tenants and businessmen leasing former Burnips Equipment site.

Approval of the March, 2018 Minutes – motion by Pitsch, seconded by Wagner – motion carried.

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

Approval of the Agenda for the Meeting – motion by Oosterink, seconded by Berens. Motion carried.

Inquiry of Conflict of Interest – none noted.

New Business –

Public Hearing for T. Blake, request for SUP for accessory structure. Opened at 7:08 pm. Overview present by Mr. Blake. He explained that even putting the building back as far as possible and still be off easement and geothermal dump left him 10 feet in front of house. PCI (Lori) explained that it meets all requirements for Special Use Permit. Motion by Oosterink, seconded by Wagner to close Public Hearing. 7:13 pm. No PC discussion. PC then moved to Findings of Fact, Section 15.03:

- a. Complies, residential storage – residential neighborhood**
- b. Complies, already in place for house**
- c. Complies, no additional need**
- d. Complies, will be for the purpose of putting his stuff inside**
- e. Complies, no use change**
- f. Complies, remains residential**

Regarding Section 11.09 – Accessory Buildings

- 1. Complies – meets setbacks for zoning district**
- 2. Complies, 50 feet off road right of way**
- 3. Complies, no additional need**
- 4. Complies, meets setback requirements**

Motion to approve SUP as requested by Pitsch, seconded by Boerema. Motion carried.

Public Hearing for B. Weick, SUP for construction yard and limited concrete crushing – opened at 7:21 pm. Overview by Mr. Weick. Location on 24th St. As contractor yard, wants parcel to be used for materials storage (iron and steel, mainly for reuse) because previous location ran out of room. Was hauling broken concrete in and when he went to crush it, found out that he was not in compliance. Rick Judy, neighbor, prefers that locals use this parcel – next to his house- but wants in writing when and how long crushing will occur. Understands there is need in Township. Lori (PCI)summarized that there is no way to grant SUP for concrete

crushing due to restrictions in Zoning Ordinance. She also reminded PC that SUP runs with the land so it remains in place even if parcel is sold.

Motion by Oosterink, seconded by Berens to close public hearing. Motion carried, 7:37 pm.

PC discussion - Concrete crushing is currently permitted in the Industrial District by Special Use. The storage yard/maintenance might possibly be SUP as requested but not crushing.

Mr. Weick can petition for an amendment to the Zoning Ordinance to allow crushing or he can seek permission from the Township Board to crush again, in about 2 years when needed. If amending the Ordinance, rigorous restrictions must be set to protect neighbors. PC consensus recognized the need for this use.

Motion to postpone resolution of this request until next meeting, by Wagner, seconded by Berens. Motion carried.

Old Business

Updates for Zoning Map were gathered from previous minutes and given to PCI.

Correspondence Received

Notices from Byron and Heath Townships that they are updating Master Plans
Letter from Supervisor regarding blight issue and Redline complaints.

Reports and Comments

Township Board – no report (Boyles absent)

PCI – Need to review land division changes and Section 15.7 (Wedding Barns)

Next month possible hearings for Mr. Lowe (mineral extraction) and TJ Smith (riding arena).

Other/Roundtable – need to start budget so Myers will get info from Supervisor. PC to discuss at June meeting.

Motion to adjourn by Berens, seconded by Wagner. Motion carried. 8:30 pm.