

**Salem Township Planning Commission**

**Minutes, May 3, 2018**

**Call to Order, Pledge of Allegiance – 7 pm.**

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

**Recognition of Visitors – none noted.**

**Approval of the April, 2018 Minutes – Motion by Wagner, seconded by Berens – motion carried.**

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

**Approval of the Agenda for the meeting – motion by Pitsch, seconded by Oosterink – motion carried.**

**Inquiry of Conflict of Interest – none noted.**

**New Business**

**Public Hearing – TJ Smith, SUP Home Occupation – opened 7:02 pm. Overview presented by Lori (PCI) who explain that it is an application for a Home Occupation for [horseback] riding and practice events, 10 am (11 on weekends) through 9 pm 7 days a week. Revised comments on application by PCI were given to PC members. Communications will be via Bluetooth, not speaker, through phones. There will be in and out traffic but emergency vehicles will still be able to access. Sufficient parking is provided for. There will be no horse boarding unless another SUP is applied for and granted.**

**Ms Smith explained that it is safer for horses and 4-H girls, has sturdy fencing, and is intended to help girls learn to ride in a safe area before fairs. It would be the only private place for 2 – 3 per lesson, needed for trainers who ask for insurance coverage. This would “level the playing field” for girls with less financial resources by having horses that learn to be safe and focused. Practice events would draw 20 – 30.**

**Corrin Wayman (Byron Center) indicated that her horse was not in a good environment before TJ’s and is now working harder for her.**

**Christy Wayman (Byron Center) noted the peaceful atmosphere at TJ’s place.**

**Tom Van Hoven – lives directly in front of TJ’s place – has many concerns, would be affected by traffic. The driveway is shared by 3 and has a 13foot wide surface so speed, dust, noise, and lights are issues. Mentioned outbuildings and portable toilets. Wondered if groups or trainers will be able to rent the facilities, also what effect it will have on the wetlands.**

**Jesse Demaray – lives directly south of location and has same concerns as Mr. Van Hoven and wondered why a 14 acre parking lot is needed if it is supposed to be so low key. He also had hunting concerns.**

**Don Berens – lives in front of location – feels it would be good for 4-H and horse people.**

Jesse Demaray – agrees with Mr. Berens but still sees need to look at what it would do to the future of surroundings.

Kerri Russell – lives north of location – moved in a few years ago for privacy and lack of traffic, has concerns about events and loss of longevity of ownership [of her neighbors].

Betty Demaray – lives by future parking area – concerns about trash, types of events, care of wetlands. Wonders if there will be drinking at ‘rodeos’, and noise concern. Has lived there 47 years, likes her neighbors and agrees with others’ concerns. Asked if there will be a barrier to stop trash?

Jeremy Van Hoven – Worries about effect on property values and if it could evolve into a fair type atmosphere.

Jo Demaray (Betty Demaray’s daughter) has safety concerns.

Kerri Russell – asked if number of people could be limited?

Jesse Demaray – Questioned if aerial view showed hunting parcel and was concerned about multiple hunting seasons.

Tom Van Hoven – wondered where on his property he could go to get away from events.

Stacy Demaray – Concerned about 14 acre parking lot effect on property value as it can be seen from her deck.

Jesse Demaray – Asked about setbacks for parking lots.

Lori (PCI) explained that the usual setbacks for improved lots would apply.

Pam Van Hoven – bought her house because it was way off the road, private, peaceful and would look at moving.

Kerri Russell – questioned what the benefits to neighbors would be.

Motion to close Public Hearing by Pitsch, seconded by Berens. Motion carried.

PC member discussion

Myers – asked Smith about benefits to neighbors and she replied that kids learn life lessons in 4-H.

Pitsch – Asked if daytime hours would be year around? (Smith – no – closed October 1 until April), also manure disposal? (Smith local farmer spreads on his fields) Traffic in and out? (Smith – there are three pull offs) and dust control? (Smith – crushed asphalt most of my at her own expense)

Oosterink – commented it was on country lane with one other residents and no association agreement, only easement. Van Hovens did participate in upgrades.

Wagner – Asked why seven days a week? And how many participants at a time? (Smith – to work around parents’ and coaches’ schedules, she also explained that there are 3-5 at each training session and 20 – 30 at each event or practice show)

Oosterink pointed out that the numbers will be added to by spectators.

Berens – Asked how big it is expected to become? (Smith replied that she is retired and does not want it to govern her just to provide facility for 4-H and Open classes.)

Boerema - Asked how many events? (Smith – twice a month, mock events/shows)

Myers – did site visit and noted that it is well hidden and peaceful setting. His concern is that the road is very narrow and long. He did not see turnouts. Spring rains may cause issues if meeting a vehicle and someone pulls off into mud and can’t get out. Also dust and lights will affect neighbors adversely. (Smith said that pull offs are currently used by tractor with tanker)

**Boerema – Concerned about driveway**

Myers noted that not all of the 14 acres for parking will actually be needed for parking. (Smith replied that the rest may be used for dressage.

Pitsch – questioned horse rescue mention – if it will grow from the 9 horses currently being maintained. (Smith noted that she will answer calls as they come in but last year only 1)

Oosterink asked where people previously parked (Smith indicated that they used the top of her driveway)

Berens – would like to see a number restriction on traffic and questioned capacity of turn outs.

Myers – voiced further concern about turn outs and lighting. He would like to see a limit on the number of attendees, number of events, size of parking area, and on hours of operation which seem to be too late. He would like to require screening around Van Hoven parcel and in SE corner. He would like facility to close from October 1 through April 1.

**Findings of Fact – Section 15.03 Standards**

- a. Complies – country setting – horses or country activities if number of people and events are limited.
- b. Complies – no change to current needs.
- c. Complies – no change to current needs.
- d. Does not comply as requested
- e. Complies – animals fit but not people.
- f. Complies

**Restrictions to SUP as requested:**

Hours of operation - Training -10 am through 8 pm or dusk whichever comes first – everyone must be off property by this time.

Dates of operation – Open April 1 through September 30.

Number in attendance – for training, not more than 5 horses.

Vehicles on site – for training, not more than 3.

For events other than training, Saturdays only, until 6 pm – everyone must vacate property by this time.

For events other than training, maximum 20 participants and 30 spectators with reminder to owner that this can be amended up application to the PC.

Screening to consist of 6 foot evergreens, 20 feet apart in the Southeast corner to mitigate impact of dust and noise on Demeray property.

Dust control to be done on event days using water tank on truck.

Parking area to be tucked in 100 feet from wetlands and 100 feet from treelines according to diagram given to PCI.

**Motion to approve SUP with the above restrictions, by Wagner. Seconded by Pitsch. Motion carried by a vote of 4 to 2.**

**Public Hearing - W Loew, SUP – Indian Trail Farms Mineral Extraction Operation**

Opened at 8:59 pm – Overview by Myers– they are taking down soil to level hill – but has been in process for over a year so needs SUP and is now commercial operation.

Cal Becksvoort, engineer – explained that they will work on SW corner then easterly and to the north to remove sand and put in clay then respreads top soil. This parcel is in conservation ag district and would remain ag usage. He estimated up to 25 truckloads a day depending on market. He then reviewed Section 21.01 and commented.

Public comment-

Keith Genther – lives north of Ottogan – wondered how close to Ottogan they will get  
(engineer estimates 1000 feet)

Motion to close public hearing by Boerema, seconded by Wagner. Motion carried. 9:19 pm.

PC member discussion –

Pitsch – questioned if there will be a gate? (Loew replied that had 4-wheelers come onto property last week and a gate won't help that)

Myers – Commented that a gate is required for other operations and would like to see a gate with fences on each side up to the berm. (Loew would like to try without gate)

Oosterink – concerned about driveway- wondered about paving? (Engineer replied that driveway is under county jurisdiction and they have authority)

Wagner – Commented that as pit gets deeper, fence and gate will be more appropriate as there will be more room for movement. (Loew said that gate will be in the way of reclamation in the future)

Findings of Fact, Section 15.03 Standards

- a. Complies – temporary operation to create more farmland
- b. Complies – no impact
- c. Complies
- d. Complies
- e. Complies – make land more farmable
- f. Complies

Restriction:

Written permission from Road Commission to work within 150 feet of road right of way

Bond of \$2500/acre of active extraction

Copy of insurance showing liability coverage to be submitted

Fences on berm with gate at entry by September 1, 2018

Soil testing but no need for adjoining property owners permission

Warning signage required at top of berm and excavation, at entry hours of operation and emergency contact number.

Other conditions as per application

Motion to approve request with above restrictions, by Berens. Seconded by Boerema.

Motion carried.

Old Business – Continuation of B Weick SUP application, construction yard and limited concrete crushing – Since last meeting, the possible use of township transfer station location for concrete crushing has been discussed but many details remain to be worked out for a possible long term agreement. Question to PCI if Weick parcel can be used as supply yard? Yes, 300 ft by 300 ft area plus drive is requested and can be approved with SUP but cannot include materials for crushing. If area needed increases then SUP will have to be amended.

Findings of fact regarding 15.03 Standards

- a. Complies – tucked into parcel well
- b. Complies – no impact
- c. Complies – no increase in needs
- d. Complies
- e. Complies – by SUP in that district and restricted to small area
- f. Complies – SUP

**Finds of fact for 15.04**

1. Complies – does not add traffic
2. Complies – meets all
3. Complies – meets all

**Motion to approve as requested for reduced area without concrete crushing, by Oosterink, seconded by Boerema. Motion carried.**

**Old Business – Land Division Discussion – hold for further discussion and information at next meeting**

**Correspondence Received – from Zeeland Township and Jamestown Township – notice that they are working on Master Plans**

**Reports and Comments – None**

**Other/Roundtable – None**

**Adjournment – Motion by Oosterink, seconded by Berens to adjourn. Motion carried. 10:28 pm.**