

**Salem Township Planning Commission
Minutes, June 7, 2018**

Called To Order, Pledge of Allegiance – 7 pm.

Roll call of Members – Present- Boerema, Boyles, Pitsch, Myers, Berens, Wagner, Oosterink. Absent – (none).

Recognition of Visitors – none noted.

Approval of the May, 2018 Minutes – Motion by Oosterink, 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 Wagner, seconded by Boyles – motion carried.

Inquiry of Conflict of Interest – Boyles son snowplows for TJ Smith but feels he can make impartial decision. Board agreed by consensus. No conflict noted.

New Business

Public Hearing – McCann Industries, SUP for Heavy Equipment and Sales Yard – opened at 7:03 pm. Overview presented by Lori (PCI). Yard to be located at old Burnips Equipment site but needs SUP as it was grandfathered in as legal non conforming use but this was discontinued at the time Burnips Equipment moved to new site and indicated that old site use would be abandoned. McCann Industries, current site lease, would like some relief from parking and landscaping requirements in recognition that their business is similar to former business and utilizing existing parking lot and building but without current plan to utilize lot to the east. McCann is asking for SUP for entire parcel to allow for expansion so that at that time only a site plan review would be needed unless there is a major change item.

Public Comment – none.

Motion to close Public Hearing – by Berens, seconded by Boerema. Motion carried, 7:12 pm. PC discussion – It was noted that use will be same as what had been there and that it would be nice to see the site in use. Myers – asked about on site liquid storage and if used fuel would be recycled on site. McCann reply was that an above ground tank would be put in if needed, adhering to the SOM regulations but that no bulk/industrial quantity liquids would be needed. Oosterink brought up current non useable equipment and materials on east parcel and need to remove.

Findings of Fact – re: Section 15.03

- a. Complies – existing structure**
- b. Complies – no change to current service needs**
- c. Complies – no change**
- d. Complies – same as previous use**
- e. Complies – operated previously**
- f. Complies**

Concerning 15.03 Specific standards to this use:

1. Complies, same as previous use
2. Does not comply but using existing non conforming use standards
3. Does not comply but using existing non conforming use standards

Motion to approve SUP for entire parcel, given until end of current lease to clean up blight/discarded materials/non use equipment – Motion by Boyles, seconded by Oosterink. Motion carried.

McCann Industries – site plan review – PC concerns – ADA parking, screening for dumpster, size of larger sign.

Motion to approve site with ADA parking sign, screened or rear of building placed dumpster, and approval of larger size of sign on building (McCann) by Pitsch, seconded by Oosterink. Motion carried.

Public Hearing – TJ Smith, SUP for Home Occupation, hearing opened at 7:42 pm.

Overview by Smith – wants to have boarding and riding of owned and leased horses. Has 16 inside stalls and 4 outside – total 20. Rescued animals currently on site will occupy some of the 20. Does not anticipate much ‘coming and going’. Does applicant screening for rider and horse safety. Smith also noted that trash is removed monthly, wildlife is not affected by the presence of horses, and a call to a local realtor indicated that the effect on property values is actually positive

Public comment – Tom Van Hoven – neighbor, on 3 sides, fears driveway traffic on shared 50 foot easement, dust, no clear turn outs, location of manure pile not meeting 50 foot setback (from dwellings or property line). He expected this place to have peace and privacy. Myers also noted that turn outs are not highly visible. Lori noted that 50 foot easements no longer allowed.

Tom Van Hoven says also that a lawyer he consulted told him that he should increase his liability insurance to cover shared driveway. He also questioned hours of operation.

Smith commented that even now she rides her own horse at night and has security lights on. Pam Van Hoven – expressed concerns about horse containment, relating that the horses have sometimes gotten out, even on the road, and worries about boarders.

Scott VanderKolk – insisted that this is still an ag community and a big issue is being made of nothing.

Motion by Berens, seconded by Boyles to close Public Hearing. Motion carried 8:13 pm.

PC discussion centered around a review of last month’s SUP restriction in order to review the effect of new request.

Findings of Fact

- a. Complies with restrictions
- b. Complies if turn outs improved
- c. Complies
- d. Complies with restrictions
- e. Complies
- f. Complies

Consensus was reached on the following restrictions:

Hours of operation – to stay the same as per training hours of operation

Traffic volume - # of boarders present will count in numbers previously established for limit on those present at any given time.

Turn outs – must be improved to meet standards in 11.25d2b of the Ordinance

Location of manure pit must be per Ordinance

Dates of operation – boarding only – year around

Days of operation – for boarding and associated activities only – seven days a week

Motion to approve SUP with above restrictions by Wagner, seconded by Pitsch. Motion carried.

Public Hearing – Precision Building Group, Zoning Amendment, Rural Events Facility.

Opened at 8:39. Overview of what is happening in venue business currently as well as in surrounding areas. Review of facility and plans from those making amendment request.

Motion by Pitsch, seconded by Boyles to close public hearing. Motion carried. 8:56 pm.

PC discussion, to guide Lori (PCI) in formatting amendment for next meeting:

Samples from other townships reviewed and commented on

Consensus – special use most appropriate

Alcohol – falls under LARA (SOM)

Consensus to limit number of events, hours of operation (eg, when people must vacate), noise

Building itself must meet commercial standards as people pay to be there

Discussion and action to be continued at next meeting.

Old Business

Land division sections from chapters 5A and 6 of Ordinance – reviewed PC preferences for Lori (PCI) to type language for next meeting and set amendment hearing.

Correspondence received – none.

Reports and comments

Township Board – by Boyles – recent actions and discussion and Township Board meeting reviewed.

PCI – Blight update, possible Black Gold SUP amendment upcoming. Information on MTA/PC training in July given to members.

Other/Roundtable

Flea market on 142nd west of 26th questioned. Lori (PCI) will check.

Adjournment – motion by Berens, seconded by Wagner to adjourn. Motion carried. 9:34 pm.

