

Salem Township Planning Commission

Minutes - May 2, 2019

Call to Order, Pledge of Allegiance – 7 pm.

Roll Call of Members – Present – Coupe, Boyles, Pitsch, Meyers, Berens, Wagner, Oosterink. Absent – no one.

Recognition of Visitors – none.

Approval of the April, 2019 Minutes – Motion by Pitsch, seconded by Coupe. Motion carried.

Comments from the Public – A neighborhood group from Secluded Acres came in to question drainage and options for assistance in dealing with drainage, Drain Commission, and assessments. There are houses dealing with high water, water in basements, etc.

Boyles (also on Township Board) mentioned tube and pump currently moving water to the river. He later noted that the Drain Commission has independent power to levy and assess citizens, though the Township also pays part.

One of the neighbors questioned the elevations of the retention pond, river, and high water marks in relation to houses and wondered if area flood plan had been mapped. He later noted that there has not been a flood study and questioned if both developments were originally one parcel.

PCI explained that there was a draft flood study done but it has not been adopted, and that this was indeed all one parcel at one time.

A second neighbor wondered about the costs being mentioned to fix problem - \$200k to \$270k and does not want to foot the bill. He would like a second opinion on ways to fix and have the options presented to residents. He also noted that the homes on River Ridge were built after Secluded Acres. A third neighbor knows there is a problem and that it needs to be fixed but wants to know why they are responsible for costs.

PCI reviewed the information they have on file including site plans, minutes, etc. for Secluded Acres from 2003 when approvals were obtained.

The second neighbor was at a meeting last week and found that the houses were built 1 foot above flood stage – which is the legal minimum but felt that the builder should have a contingency plan for dealing with flooding.

PCI(Lori) responded that contingency plans do not exist anywhere for any developments.

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

Inquiry of Conflict of Interest – none noted.

New Business – none.

Old Business – updates on items previously reported –

- 1. Property w/cars on 142nd – being cleared, only 4 cars left**
- 2. Overturned motor home (from Tornado) on 32nd – pictures taken, letter to be sent**

3. **Burnips Equipment – Letter sent – regarding dead trees, equipment storage on grass(should be on milled asphalt), revising site plan. Will also check progress on clearing old store site.**
 4. **Low Sand mine – letter sent**
 5. **Top Grade review – Lori to do**
 6. **Towing business on 30th and 140th – came in and talked to PCI – are removing fuel tank, fewer vehicles – no further complaints on noise**
- ** Lori has identified sand mining permits and locations (7) in order to check and review**

Correspondence received – none

Reports and Comments

Township Board – by Boyles – Paving/roads/ improvements – Ottagan (w/Jamestown Township), 144th (w/Overisel Township), 136th (w/Monterey Township), 24th (w/Dorr Township). New sign (w/Library). Road millage for November ballot. \$10k for cemetery to finish repairs to stones.

PCI – by Lori – Upcoming possible things for PC to address - Wolverine Power will need a site plan review and SUP in June or July. J Schaendorf – wants to expand – will need SUP, site plan but timeline not yet known.

Other/Roundtable –

It was suggested that the PC investigate zoning regulations currently governing solar panels so Lori will bring samples zoning regulations to next meeting, or email ahead.

Antenna placement was brought up and Lori will check rules to see if there are any changes since our last Ordinance amendment. In road right of way, county and state may franchise.

NEXT MEETING – JUNE 6, 2019

Adjournment – Motion by Oosterink, seconded by Wagner. Motion carried. 8:22 pm.