

Salem Township Planning Commission

Minutes, June 6, 2019

Call to Order, Pledge of Allegiance – 7 pm

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

Recognition of Visitors – none

Approval of the May, 2019 Minutes – motion by Boyles, seconded by Wagner. Motion carried.

Comments from the Public – none.

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

Inquiry of Conflict of Interest – none noted.

New Business

SUP Application for multifamily dwelling by M Weick. 7:03 Public Hearing opened.

Application is for a duplex, driveway off 138th. Vacant lot. R-1 district. Allowed as SUP.

Question from Public – neighbor, Elizabeth Magee about rental status (yes, according to Weick) and concern about fit in neighborhood and property values falling. Myers explained that as SUP might be permitted. Motion by Boyles, seconded by Wagner to close Public hearing. Motion carried 7:07 pm.

Findings of Fact –

(a) Appearance – complies as it is residential in residential district.

(b) Public facilities and services – complies – served by public road and facilities.

(c) Excessive additional requirements – complies, will not need.

(d) Detrimental – complies – duplex is not more than single.

(e) Zoning – complies – in appropriate district.

(f) Master Plan – complies

Motion by Pitsch, seconded by Boyles to approve SUP. Motion carried

Site Plan – Reviewed by PC as updated.

Motion to approve Site Plan with potential for larger size dwelling and possible second story but meeting all required minimum setbacks – by Wagner, second by Boyles. Motion carried.

Old Business –

Updates on previously reported issues/complaints/notes

- 1. Cars on property on 142nd – progress, being removed**
- 2. Overturned motor home on 32nd – letter sent, on hold waiting**
- 3. Burnips Equipment – dead trees pulled, new coming. Working on equipment storage. Waiting for revised site plan Letter sent regarding former site.**
- 4. Loew Sand Mine – call received in response to letter – working on**
- 5. Top Grade Review – in progress**
- 6. Towing business on 30th and 140th – closed.**
- 7. Cars on 26th St being removed.**
- 8. Residents living in un permitted barn while working on house – moved, applying for permit (Ag) for barn.**

Discussion on Solar Farms – postponed to next meeting for further study time.

Correspondence received –

- 1. Information on Training opportunity**
- 2. Letter from Drain Commission regarding their desire for deeded drains in developments**

Reports and Comments

Township Board – currently working on budget, granted permits for car shows, purchased assessing equipment and software.

PCI – none. Asked about zoning maps – located in office and given out.

Other/Roundtable

PC budget was under so consensus to hold at same numbers was okayed.

NEXT MEETING – JULY 11, 2019

Adjournment – Motion by Oosterink, seconded by Boyles to adjourn. Motion carried. 7:58 pm