

Salem Township Planning Commission

August 1, 2019 – Minutes

Call to Order, Pledge of Allegiance – 7 pm

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

Recognition of Visitors – Jim Pitsch, Township Supervisor

Approval of the July, 2019 Minutes – Motion by Coupe, seconded by Berens. Motion carried.

Comments from the public – none.

Approval of the Agenda for the Meeting – with amendments – to postpone Solar energy, Updates on previous issues and reverse the order in which the SUP permit and Site Plan review will be addressed. Motion by Pitsch, seconded by Oosterink. Motion carried.

Inquiry of Conflict of Interest – Boyles will step off the PC when Site Plan for Wolverine Electric is taken up, as he is employed by them.

New Business –

SUP (Special Use Permit) – Accessory Building by Jordan Postma. Public Hearing opened at 7:03 pm with PCI introduction – building meets all setbacks but will be closer than ‘by right’ therefore SUP is needed. A look at aerial view showed that due to steep back slope, there was no better/level location for building which will be used for personal storage. Motion by Berens, seconded by Coupe to close public hearing at 7:05 pm. No member discussion.

Findings of Fact Section 15.03:

- a. Complies as it is personal storage
- b. Complies, none needed
- c. Complies, does not apply
- d. Complies, personal storage
- e. Complies, personal use in residential district
- f. Complies – only useable location

Section 11.09

1. Complies – meets setbacks
2. Complies – no new driveway, personal, not near road
3. Complies – natural buffer already exists
4. Complies – meets all setbacks

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

Site plan Review Wolverine Electric – Boyles stepped out to audience due to Conflict of Interest. This plan is for a remote operation, a transmission station that can be monitored

from Cadillac location. An overview of the project was presented by PCI with follow up including visuals by Wolverine, emphasizing location, appearance and buffering. The location is adjacent to Burnips Equipment on 142nd Ave. Construction is to begin in mid-August. Oosterink asked about lightening masts locations and was told that they would be over building, in NE corner and in SW corner. Berens asked about where the charge from the lightening will go and learned that it goes down the masts and into an underground grid so not a danger to others.

Pitsch asked about flag lot shape and it was explained that due to size of parcel, the 4:1 ratio does not apply.

Oosterink expressed preference for back line of tree buffer to extend across in solid line with no gaps.

Site Plan Review Standards, Section 14.06

(A) 1 – 3 - meets

4 – additional provisions as area develops.

5 – additional needed to fill in gap as shown in plan

6 – 10 – meets

11 – needs driveway permit

12 – meets

13 – see # 11

14 – 16 – do not apply

(B) No water or plumbing in plan as presented.

Motion by Oosterink, seconded by Berens to approve with following conditions: solid tree buffer in rear instead of gap, driveway permit required. Motion carried.

Boyles returned to PC.

Old Business –

Updates on previously reported issues – tables, as Lori from PCI is not present

Discussion on Solar Farming – tabled

Correspondence received – letter from Jamestown Township – requesting comments on Master Plan

Reports and Comments –

Township Board - from meeting before previous PC Meeting – items included concealed carry for Fire Department, social media policy update, Ottawa Kent Insurance Company to audit policies, SOPs, etc to ensure compliance which will lower insurance rates.

PCI – new data system which will eventually link information sources and communications – to start in Jenison office but eventually Dorr as well.

Other/Roundtable – none

NEXT MEETING SEPTEMBER 5, 2019.

Adjournment – motion by Pitsch, seconded by Berens to adjourn. Motion carried. 8:12 pm.