

- SALEM TOWNSHIP PLANNING COMMISSION

Minutes, September 5, 2019

Call to Order, Pledge of Allegiance – 7 pm

Roll Call of members – Present – Boyles, Coupe, Pitsch, Myers (arrived 7:10), Berens Absent with notice – Wagner, Oosterink

Recognition of Visitors – none noted.

Approval of the August, 2019 Minutes – Motion by Boyles, seconded by Berens. Motion carried.

Comments from the Public – none.

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

Inquiry of Conflict of Interest – none noted.

**New Business**

Public Hearing – SUP for Private Road (J Bluhm) – Overview by Lori from PCI. Applicant wants to create private road which is okay by right but needs SUP because location is less than 30 feet from adjacent parcel.

7:04 Public Hearing opened for Public comments. Doug from Excell (engineer) on behalf of applicant explained that plan follows existing driveway and becomes private road because front home is to be sold and drive will become frontage for other parcels which will not be sold. He therefore does not think that entire road needs to meet surface standards immediately. Driveway permit has been issued for front part of road. House that will be sold in front has direct access to public road. Health Department has indicated informally that it can be approved for 3 septic systems for 3 parcels. Easement will be 66 feet but adjacent to property line.

Aaron Boerema, neighbor on Peyton Place – speaking for his neighbors as well, is concerned about proximity. Thought only front house/lot would be sold and wondered why frontage requirement is forcing creating of private road? Lori (PCI) explained that all parcels must meet frontage requirement on public or private road but it does not mean that applicant must sell additional lots.

Several in audience mentioned drainage in passing.

Scott TenHarmsel – neighbor – Commented that 130 feet of frontage does not meet 200 feet for front house. Also wondered what private road will cost? Doug (engineer) said that he thinks requirements are too strict because existing driveway to back house has milling base along part of it.

Aaron Boerema – Questioned 2 parcel requirement for private road. Can't front house face private road? Lori (PCI) answered that it is certainly possible.

Lori (PCI) summed up request, reason for ordinance, and rationale. Also explained possibility of variance for road standards which would be very difficult and possibility of less intense plan (less lots) in order to shorten road.

Darrell Beck – neighboring field – questioned gravel or blacktop surface for road? Myers said it could be either.

Motion by Pitsch, seconded by Berens to close Public Hearing. Motion carried 7:36 pm.

**Findings of Fact for 15.03 Discretionary Standards**

- a. Complies – driveway already exists
- b. Complies – Drain Commission approval required and must meet road standards
- c. Complies – only road location is under SUP
- d. Complies – only road location is under SUP
- e. Complies – residential neighborhood, residential use
- f. Complies

**Conditions for application read back for PC Member input:**

1. Drain Commission approval
2. Meet private road standards as set for in Ordinance
3. Any improvements shall shift the road west if needed. Shall maintain 22 fet from road to property line
4. Private road will proceed with lot division and construction but maintenance agreement will be in place for entire road.

Motion to approve with 4 conditions as above – by Berens. Second by Coupe. Motion carried.

**Old Business**

Updates – none – all inspections in Progress. Top Grade has been reminded of renewal and needs to submit application.

Solar Farming – Boyles has done some research – doesn't feel that it puts out enough energy to justify use of land due to cost of installation and 20 year lifespan. Lori (PCI) is going to conference at end of September and will look for information [at sessions] for discussion at future meetings. Biggest change is that PA 116 land can be approved for solar under certain conditions.

Correspondence received – none

**Reports and Comments**

Township Board – no old or new business

PCI – Information on Senate Bill 431 which would under certain conditions make it easier for gravel industry to extract minerals by making municipalities less able to turn down applications. Turns the tables on Zoning Enabling Act.

**NEXT MEETING IS OCTOBER 3. THERE WILL BE A ZBA MEETING JUST PRIOR TO PC THAT NIGHT**

Adjournment – Motion by Pitsch, second by Coupe to adjourn. Motion carried. 8:24 pm