

These are the minutes of the January 15, 2009 Planning Commission meeting.

Meeting called to order by Chairman Shields at 7:30 pm.

Present: Heasley, Shields, Boyles, Myers, Oosterink Blakeslee, Berens. Bob Jones & Kirk Scharphorn Jr. and Mark Sisson were also present.

Absent: None

Conflict of interest: none

Township Board update – Boyles

Election of officers for 2009:

Heasley made a motion to elect Myers as Vice Chairman, Oosterink seconded, motion carried.

Myers made a motion to elect Heasley as Secretary, Blakeslee seconded, motion carried.

Heasley made a motion to elect Shields as Chairman, Myers seconded, motion carried.

Minutes of the 12/11/08 meeting and findings of fact for the Hunter SUP:

Shields read the findings of fact to the public.

Rob Miller, on behalf of Jeff Hunter, asked the PC to amend the minutes to include the following comment made by Myers that was missing from the minutes: “there will only be two people in the community that could benefit from this”.

Miller also asked to omit the motion to deny the request from the minutes and allow the applicant to bring the request back to the PC for another decision.

Consensus of the PC was it made the final decision at the 12/11/08 meeting and the PC cannot reverse or ignore the action taken. The applicant is free to reapply with a new application and go through the process again if he so chooses.

Myers made a motion to approve the findings of fact as written, Oosterink seconded, motion carried.

Myers then made a motion to approve the minutes with the following correction:

On page 3, about 2/3 down, under Myers comments, the following sentence is amended to read:

**There will only be two people in the community who would benefit from this and residents will have to drive by and look at it.**

Berens seconded, motion carried.

New business:

Amador Casimiro has requested site plan review and approval to operate a commercial kennel/training facility at his property located at 4613 34<sup>th</sup> St., Zeeland, MI, zoned A-2, per section 5.02(e) of the zoning ordinance. Although Section 5.04 (d) (2) of the zoning ordinance requires a 20-acre lot size requirement, the ZBA has ruled that the lot is eligible for use as a commercial kennel.

Bob and Kirk of PCI visited the property and made the following observations: The building (40' x 30') is sound proof insulated, windows & doors are insulated, furnace installed, air conditioning to be installed this spring, the entire yard has a 4' high fence, and a 6' high fence behind the building for the bathroom area for the dogs. The site is very clean and neat; dogs were well behaved and didn't bark. Compared to other kennels this is night and day difference in operation as this was a very nice operation. The dumpster for the dog waste is located inside the building.

The applicant gave an overall review of the operation and the kind of training of dogs to the PC. It is not a "boarding" kennel as such, the dogs are brought in to be trained for their second phase of training, will be supervised at all times, will not be allowed outside without a handler, will never be outside alone in the fenced area. The only boarding per say is when clients go on vacation, etc. their trained dogs are better served by staying at this facility.

Discussion of the PC: a commercial kennel is not defined in the zoning ordinance. Need to think about the future and if applicant sells the property, the kennel is allowed with the next property owner. Need guidelines for safety and to make sure the neighbors and property owners are protected.

Discussion on screening of trees, floor drain, dumpster, dog waste, license. Applicant stated he will plant more trees (white pines) on the South, East & North property lines this summer for more screening.

Heasley made a motion to approve the site plan dated 1/15/09 included with the application with the following conditions:

- 1) Sound proof insulation to be installed in the ceiling of the building prior to 6/1/09
- 2) Air conditioning to be installed in the building prior to 6/1/09 (no open windows)
- 3) The "Supervised Training Area" be enclosed by a 4' high fence
- 4) The "Potty Area" be enclosed by a 6' high fence
- 5) Additional tree plantings to be completed on the South, East and North property lines by 11/1/09
- 6) Floor drain to be capped immediately
- 7) Dumpster to be stored inside the building
- 8) No external dog runs or pens are allowed
- 9) Dogs will be supervised at all time

Berens seconded, motion carried.

Ross Veltema with Top Grade Aggregates was present at the meeting for an introduction to a sand mine permit being requested at the February 2009 meeting. This was an informal meeting to answer any questions before proceeding with the hearing next month.

He will close the DeBoer sand mine on 144<sup>th</sup> and restore the land to farming. He would like to purchase the Salem Sand Mine on 142<sup>nd</sup>, purchase contingent upon receiving a SUP to mine. The current permit expires Feb. 2009.

He has stated he has a local market “niche” to move more sand out, going towards Holland, Saugatuck, Zeeland more so than the GR way. He also is considering asking for a permit to crush (recycle concrete and stone) into road gravel. There is a need for this and will make the sand more marketable when he can supply both sand and gravel.

It was noted the 60 acres were sold, the 40 acres he is looking to purchase. The permit would cover the entire 100 acres.

Discussions were held on water table avoidance, retention area, and other issues that put the current mine out of compliance with the present permit. Applicant should be aware of those issues before going forward.

Other:

Mark Sisson handed out drafts of bylaws, MPEA, & Planning Commission Ordinance for review.

Note: The March 5 meeting has been moved back a week to **March 12**, 2009. Notice to be posted on door of township office.

Oosterink made a motion to adjourn, Myers seconded, motion carried. Meeting adjourned at 9:25 p.m.

Submitted by,

Cris Heasley, Secretary  
Salem Township Planning Commission