

**Salem Township Planning commission
Minutes, September 8, 2011**

Called to order – 7:00 pm. Pledge of Allegiance

Present – Boerema, Oosterink, Pitsch, Myers, Berens, Boyles, Wagner

**Approval of the agenda for 9/08/11 – moved by Wagner, seconded by Berens.
Motion carried.**

**Approval of August, 2011 Minutes – moved by Wagner. Seconded by Boerema.
Motion carried.**

Inquiry of Conflict of Interest – none noted.

Township Board Update – given by Boyles: Bunker Hill still waiting for final approval from Liquor Control Commission: two farms were approved for Open Space Preservation (PA116).

Sandy Pines Preliminary Site Plan Review - (Bob Jones, PCI; Bob Deppe, Rbi Builder; Max Gibbs, Park Director at Sandy Pines) for Golf Course building – to be torn down and a smaller building constructed. Size reduced by elimination back office spaces. New building to be moved away from stream and raised up two feet to prevent flooding (which actually comes from across the street). Bob Jones had no concerns as all requirements of our Ordinance are met but reminded Mr Gibbs that there is a need for a soil; erosion study and drainage approval.

Wind Energy Regulation – It was decided to set the height limit at 90 feet, setback from lot lines and overhead electric transmission lines on easements at 1.25 times the height. It was also decided that there can be no interference with electronic communications. It was discussed that it would be simpler to say that Salem Township does not allow commercial wind generation structures. Bob Jones will check the advisability of framing it in those terms. Bob Jones will rewrite regulation under consideration to reflect changes requested by PC and bring back for consideration.

Other/Roundtable – Members to review Solar Panels for next month..

**Adjournment – Moved by Pitsch, seconded by Oosterink to adjourn at 8:14 pm.
Motion carried.**

**9/9/11
kpitsch**