

These are the minutes of the June 5, 2008 Planning Commission meeting.

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

Present: Shields, Myers, Parmelee, Heasley, Oosterink, Blakeslee, Berends. Also present were Mark Sisson and Bob Jones.

Absent: None

Oosterink made a motion to approve the May 1, 2008 minutes as presented, Blakeslee seconded, motion carried.

Public comment: none

Conflict of Interest: none

Bob Jones reviewed new PC rules (and former rules that are to be reinforced) He will follow up in more detail.

Township Board Update: Parmelee

Shields and Myers were reappointed for another term on the PC

New Business:

SZS Fastners Site plan review for an 11,680 sq. ft. single story industrial building in the I-1 area located on 142nd Ave., west of 26th St.

Cal Becksvoort of Latitude Engineering presented an overview of the plan.

Consensus of the PC that the building exterior appearance be more "decorative" rather than looking like a pole barn. The building facade should include stone at a minimum in front of the office.

Parmelee made a motion to grant approval of the site plan layout to enable applicant to obtain health and drain permits. This approval excludes the building exterior. Final elevation and building facade must be approved by the PC to obtain building permit. Myers seconded, motion carried.

Sand mine reviews:

Brenner sand mine -32nd Ave. Water issues yet, should be completed next week.

Top Grade -142nd Ave. (DeBoer property)

Bob Jones reviewed operation -outgoing sand report presented to the PC.

The PC questioned the source of the incoming clay. The applicant must have record of specifically where it was received from for his protection as well as the township. Ross Veltema agreed and will require and record going forward. Letter of Credit is in place for \$15,000 and is sufficient. Applicant also is to forward to Bob Jones the record for this year's clay.

Myers made a motion to approve the operation for another year with the condition that the applicant must have detailed record log of incoming materials going forward (to be presented to Bob Jones on a monthly basis), Parmelee seconded, motion carried.

The applicant has also expressed interest in recycling broken concrete into a 22A state and county spec material. This is not a specific "use" specified in our zoning ordinance. Discussion revolved around noise, temporary operation, one site for use. Also discussion centered on whether this should be on the agenda for future planning.

Salem Dev. Group LLC -142nd.

Dar VanderArk submitted a written review, letter of credit and 2008 annual review plan to the PC. Due to the minimal use in the last two year, the PC voiced the following concerns:

can applicant create 4-1 slope or some sort of reclamation to fill in hole while operation is not in use?

Outlook not favorable

Mow grass along 142nd

Was gravel stored there from off site this past year?

Cost to reclaim: is letter of credit satisfactory

Parmelee made a motion to table the review to the next regular meeting of July 10, 2008 so that VanderArk can collect the technical answers needed for the PC. Myers seconded, motion carried.

Oosterink motioned to adjourn, Berens seconded, motion carried. Meeting adjourned at 9:35 p.m.

Submitted by

Cris Heasley, Secretary
Salem Township Planning Commission