

These are the minutes of the March 12, 2009 Planning Commission meeting.

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

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

Absent: None

Myers made a motion to approve the February 12, 2009 minutes as presented, Oosterink seconded, motion carried.

Public comment: none
Conflict of interest: none

Township Board update: Boyles
New Business:

Rob Miller and Jesse Demaray are requesting site plan review and approval for lots, 4, 5, and 6 of the commercial industrial development on 142nd & 26th. The applicant is asking for “conceptual preliminary approval” tonight so as to move forward.

Request #1 – Lots 5 & 6, zoned commercial. The first phase will be to build a building (6000 sq ft., approx 50’ x 120’) on lot 5, proposed as retail/office space with up to 4 occupants, and will build to suit. A site plan was presented for review dated 3/12/09. Discussion centered on the building being 125’ from the centerline of primary road (142nd) vs 100’. The revised ordinance requires 125’. The building on the plan is located 100’ and will need to be moved back to meet the ordinance minimum.

PC would like applicant to consider: Rear egress, curved corner drive on the NE corner (too squared off on site plan), propose driveway off lot 5 to 26th St.

It was noted that this parcel is not officially deeded into separate parcels. The intent of Miller and Demaray is to own the land and lease out the buildings. This really is one parcel/one owner.

On a more detailed site plan to grant approval, the PC would like to see drainage, landscaping, contours, building setbacks, easements, parking measurements, chapter 14 & 26 requirements.

Applicant would like approval for phase I to start, and will come back for approval of additional phases when necessary.

Myers made a motion to approve the concept of the preliminary site plan dated 3/12/09 and that the applicant needs to come back with a detailed Phase I site plan, Oosterink seconded, motion carried.

Request #2 – Lot #4, zoned light industrial, applicant is proposing a light industrial type structure to augment future light industrial use. A site plan was presented for review dated 3/12/09.

Proposed building is 11,660 sq. ft. No intended use planned right now, will build to suit.

Discussion: concern if the building on lot #4 is constructed prior to the commercial building on lot #5, what/if any screening would apply? Would the house be removed prior to construction?

Applicant intends to remove the house as soon as construction is started. There is a lease in place for the house, but they would plan construction and the removal of the house concurrent. The house will be removed to plan for parking and landscaping.

Discussion centered on crushed asphalt for parking and/or building. Also landscaping planned similar to SZS next door. Protection of bottom 4-6' of the interior walls of building is to be considered, and to more clearly define the different phases of the lot.

Cade Rewa: is current septic and well for house to be abandoned when construction begins? Probably not, but will get health dept. approval.

Myers made a motion to approve the concept of the preliminary site plan dated 3/12/09 and that the applicant needs to come back with a detailed Phase I site plan, Oosterink seconded, motion carried.

Next regular meeting will be April 9, 2009 not April 2 due to spring break absences.

Other: Mark handed out Draft 3 of the By-laws for review. The attorney has reviewed and made changes indicated. All members review prior to next meeting.

Berens made a motion to adjourn, Blakeslee seconded, motion carried. Meeting adjourned at 9:20 p.m.

Submitted by

Cris Heasley, Secretary
Salem Twp. Planning Commission