

**Saline Township Planning Commission
Regular Meeting, February 7, 2012**

Members Present:

Neil Bohnett, Trudy Feldkamp, Laurie Leinbach, Gary Luckhardt,
Robert Prehn, Chuck Rankin, Richard Zahn

Members Absent:

None

Others Present:

Jim Marion, Doug Lewan, Dan Cabage, Robert Marion, Kevin Clink,
2 others

Meeting was called to order at 7:30 pm., Charles Rankin presiding.

Roll was taken; quorum established.

Pledge of Allegiance led by Luckhardt.

Approval of Minutes: Regular Meeting of December 6, 2011: Motion by Bohnett; support by Zahn; vote; minutes approved unanimously.

Approval of Agenda, February 7, 2012: Motion by Prehn to approve as presented, support by Zahn; vote; agenda approved unanimously.

Announcements

None.

Call to the Public

None

New Business

A. Items from the Board.

-State approved funds for Feldkamp and Austin Road bridges. Feldkamp is less than anticipated. County will be at Board meeting in March or April. Monies cannot be shifted to another project

-Oak Park phase 3 residents, snow removal, no tax dollars for private road; should get association active.

-PA 116 renewals, Rothfuss and Lindsey

-Bill Weidmayer appointed to Board of Review

-Rita Feital owes for cleanup.

-Township hall furnace is working well.

-Cemetery fund, for nontaxpayer burial, suggested by Lucas.

-Oil companies, Lucas suggested escrow fund for road repair.

-Budget, 1800 population increased, additional state funds.

-Assessor reported 27 turnovers; Prehn will visit new residents.

B. Any Other.

Election of Planning Commission officers. Motion by Bohnett to keep same officers as 2011; Zahn support; discussion; vote

unanimous in favor of motion. Officers for 2012 will be chair - Charles Rankin, vice-chair - Richard Zahn, secretary - Trudy Feldkamp.

Old Business

A. Clink Special Use Permit Request

Doug Lewan has reviewed plan, is much improved. Procedure - special use, flow chart in ordinance considers this a combined conditional use and site review. Use is consistent with master plan. Issues are numerous and small. Special land use is fine. Stie plan needs discussion. Minimal effect on neighboring properties. Meets master plan. Previous discussion about dumping on site. Wetland appears on aerial photos to the east of the site. Soil erosion discussed.

Special land use considerations. Itemized in Carlisle/Wortman memo of February 2. Would like permit confirmation on item #4. Discussed each item.

Dan Cabage - Preliminary plan looks good; site visit on January 17, 2012. Preliminary tests, no contaminants other than broken asphalt and concrete; no order. Lab tests have been received and show no VOC's or SVOC's. There was a neighbor that indicated where to test. Still waiting for final report.

From Feble letter. Highlights. Phasing. Dumpster close to detention pond. Stormwater. Berms.

Bohnett - storm catch basins need covers. West side, what is buried? Larry Roehm said concrete in the field.

L. Roehm, concrete still has not been cleaned up.

Rankin, will require concrete removal.

L. Roehm, water is moving the wrong direction for the ditch.

Dan Cabage, west side of property; inverts show flow not beyond northwest corner, needs to be resolved

L. Roehm, there used to be natural ditch east to west.

Bohnett, Clink is trying. Concrete won't contaminate site.

Prehn, water drainage on west side, concrete removal.

Feldkamp, need to review reports, compare with plan.

Luckhardt, agree, drain field.

Cabage, no sewer issues; bathroom facilities; food plans. Clink mentioned there will need to be a well dug.

Lewan, clarify, ordinance addresses preliminary and final site plan. There is enough information to combine both steps.

Jim Marion, suggestion, work session and escrow. Escrow account would cover other (administrative step) review and specialist fees (engineer, consultant).

Amount discussion. Can do approval of special use permit and site plan at same meeting. No additional public hearing is needed.

Cabage, plans are further along than preliminary plans. Would request all materials prior to meeting.

Next meeting is April 3, materials would be needed by March 19.

Motion that escrow account of \$2,500 to be set-up by February 22 by Bohnett, support by Leinbach. Vote, Bohnett-y, Feldkamp-y, Leinbach-y, Luckhardt-y, Prehn-y, Zahn-y, Rankin-y; motion passed.

The size of each storage area would vary. Height of bunkers discussed. Sign, planning lighting inside. Need to follow up on this. Discussion about lighting.

B. Other

1. Master Plan. Prehn, time to move on. Pennington has not been responsive. We have a printed version and an electronic version. Suggests passing it on to Carlisle/Wortman, to complete the plan. Motion to pass master plan to Carlisle/Wortman by Zahn, support Prehn, unanimous voice vote. Motion passed.

2 Minutes need to be posted on the website and forwarded to Clerk Kelly Marion.

Public Comments

Gary Rubel, is Saline Township interested in the urban development discussions. Jim Marion will take to the Board

Bohnett moved for adjournment, Zahn support; vote; meeting adjourned, 9:40 p.m. Next Regular Meeting on April 3, 2012, 7:30 p.m.

Trudy Feldkamp
Saline Township Planning Commission, Secretary