

**Saline Township Planning Commission
Regular Meeting, December 6, 2011**

Members Present:

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

Members Absent:

Robert Prehn

Others Present:

Jim Marion, Doug Lewan, Dan Cabage, Mike Callegari, 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 October 4, 2011: Motion by Zahn; support by Leinbach; vote; minutes approved unanimously.

Approval of Agenda, December 6, 2011: Motion by Bohnett to approve as presented, support by Zahn; vote; agenda approved unanimously.

Announcements

- 1) Roads are in bad shape.

Call to the Public

None

New Business

- A. Items from the Board.
Pit inspections, Niethammer pond is over the 5 acre limit, D. Cabage is working on this.
- B. Any Other.
Planning Commission meetings in 2012 will be on February 7, April 3, June 5, August 7, October 2 and December 4. Motion to approve these dates by Zahn, support by Leinbach, passed unanimously.

Old Business

- A. Clink Special Use Permit Request
Rankin, the Township is not happy. Would like to proceed with this issue. Clink has met with Doug Lewan and Dan Cabage, will proceed with new drawing (engineer's).

Number of parking spots is based on outside display area, one spot per 1,000 square feet. Some area may need to be paved, how much to be determined.

Lewan was encouraged gby the meeting; parking spots, one per 1,000 sqare feet outside the sales area, would like to show area on drawing where people would actually be walking around; total number may be reduced, Planning Commission has authority to reduce the number of parking spaces to a "reasonable" number; amount to be paved will depend on the total number os spaces. An applicant may request a waiver and explain why. Perhaps a gravel surface (sect 7.11.E, page 7-13 to 7-14 in ordinance). Also referred to 7.11.C. Number of handicapped spaces is set by State requirements.

Clink is considering a phased plan.

Discussion about the borings. Clink is getting estimates and is working with Dan Cabage for guidance. Rankin asked about an approximate time line. Clink would like as soon as possible. Rankin requested a copy of the permit to fill from the County, addressing the attorney letter re: illegal dumping. History going back to 2004-05. Any paperwork for next meeting (February 7, 2012) will need 10 copies.

Has started building barrier wall in the rear of the property. Extend to approximately 240 feet from Michigan Avenue to park work vehicles behind. Plan to build a berm and tree line to screen the wall. Wall does not have footings. Many trees have been planted.

Goal is to have the plan for the February meeting, submit by January 23/24. When plans received, Lewan, Rankin will do a walk through of the property.

Cabage, once firm contacted for borings, set a firm date. Any additional ditching to be done after the borings and engineer approval.

Motion: Materials for preliminary site plan and borings/soil results to be received by January 24, 2012, for discussion at the February 7, 2012 Planning Commission meeting; motion by Bohnett, supported by Zahn; voice vote, unanimous in favor of motion; motion passed.

- B. Other
- None.

Public Comments

The Davis Tree trimmers trucks are still sitting on the utility property on Dell Road.

Bohnett moved for adjournment, Zahn support; vote; meeting adjourned, 8:25 p.m. Next Regular Meeting on February 7, 2012, 7:30 p.m.

Trudy Feldkamp
Saline Township Planning Commission, Secretary