

Alaiedon Township Planning Commission Minutes  
Regular Quarterly Meeting and Public Hearing  
Alaiedon Township Hall  
Monday, September 19, 2022 - 7:00 PM

Chairman Matt Oesterle called the meeting to order at 7:00 pm

Roll Call was taken. Present were Chairman Matt Oesterle, Beth Smith, Barb Kranz, Laurie Koelling, Jason Buher, Bill Schneider and Kim Hafley.

Beth Smith made a motion to approve the meeting agenda. Laurie Koelling seconded. Motion passed.

Beth Smith made a motion to approve the June 20, 2022, Planning Commission and Public Hearing Meeting Minutes. Barb Kranz seconded. Motion passed.

New Business:

1. The Special Land Use Permit (SLUP) application of Cedar View Professional Park LLC for Motors Inc to operate a used car dealership located at 806 Hogsback Road, Suite B, Mason, MI. This involves parcel #33-06-06-31-151-007 in a B-1 Zoning with 3.12 acres.

Chairman Oesterle opened the floor for public comment and to review the SLUP application. Bill Roden of 700 N Cedar, Mason Michigan, noted there was a typo in the address on the agenda. The address under consideration is 806 Hogsback Road, not 706.

Cedar View Professional Park owner, Valentino Orlando, of 5684 DeVille Court, East Lansing, MI 48823 explained that if the SLUP is granted, Motors Inc., currently operating at 700 N Cedar Street will relocate. Mr. Roden noted that due to Covid and the internet the business model has transitioned from large inventory and high visibility to internet presence with small inventory and quick turnover. If approved there would not be more than 8 used cars on the lot and they will be parked together in designated spaced that are currently not used on the north side of the lot. Motors Inc will share office space with All State Insurance.

Planning Commission members asked questions about additional services and vehicle delivery. The applicant responded that here are no trade ins, no service, no repairs conducted on site. They do not offer financing – it is strictly a cash business. Mr. Roden explained that most cars are purchased from auction and delivered directly to the repair shop. They will be driven from the repair shop to the lot once ready for sale. Questions were asked about delivery of cars, Mr. Roden said cars will be driven to the site.

Beth Smith made a motion for the Alaiedon Township Planning Commission to recommend to the Alaiedon Township Board of Trustees to approve the SLUP application of Cedar View Professional Park LLC for Motors Inc to operate a used car dealership at 806 Hogsback Road, Suite B, Mason MI. Laurie Koelling seconded. Motion passed.

Beth Smith shared with Mr Roden that the Board of Trustees will consider the recommendation at its next meeting on October 10. She also communicated that he will need to get a sign permit from the township in order to post the signage required by the State of Michigan.

Old Business:

The Planning Commission reviewed Wind Energy ordinances of surrounding townships. Beth Smith informed the Planning Commission that the Township Board had extended the moratorium on commercial wind energy for an additional nine months (through June 12, 2023).

The Planning Commission reviewed several Township ordinances and reached consensus on the following:

- Height – leave current ordinance as is at 400 feet.
- Noise – leave current ordinance as is.
- Density – leave current ordinance as is
- Setbacks – change to “A distance of 1000 feet from all property lines, right of ways and habitable structure.”
- Shadow Flicker – change to “No amount of Shadow Flicker may fall on or in a non-participating parcel.”
- Access – discuss with Township Attorney Hitch on how to best draft language to limit roads and trench transmission lines to participating parcels and to encourage following existing right-of-ways.
- District Allowed – Beth Smith will work with Virginia to have maps available for next meeting
- Decommissioning – The Planning Commission will review this portion of the ordinance at its next meeting.

Beth Smith updated the Planning Commission on changes to the Township’s ambulance service.

Next meeting will be October 24, 2022 at 6 pm.

Bill Schneider made a motion to adjourn. Barb Kranz seconded. Motion passed and meeting adjourned at 8:22 pm

Minutes respectfully submitted by Kim Hafley, Secretary