

Planning Commission
Monday, June 16, 2025
7 PM

MINUTES

Roll Call:

Present: Jason Buher, Barb Kranz, Matt Oesterle, Jason Orton, Beth Smith

Absent: Laurie Koelling, Bill Schneider

Approval of Agenda: Beth Smith moved to approve the agenda for the June 16, 2025, Alaiedon Township Planning Commission meeting. Jason Buher seconded. Motion approved.

Election of Officers:

1. Chairman – Beth Smith moved to nominate Matt Oesterle and close the nominations. Matt Oesterle accepted the nomination. Motion and nomination of Matt Oesterle unanimously approved.
2. Vice-Chairman – Beth Smith moved to nominate Laurie Koelling and close the nominations. Laurie Koelling prior to the meeting indicated interest in serving in this role and would accept if nominated. Motion and nomination of Laurie Koelling unanimously approved.
3. Secretary – Beth Smith moved to nominate Barb Kranz and close the nominations. Barb Kranz accepted the nomination. Motion and nomination of Barb Kranz unanimously approved.

Approval of March 17, 2025 Minutes: Jason Buher moved to approve the Minutes from the March 17, 2025, Alaiedon Township Planning Commission meeting. Beth Smith seconded. Motion approved.

New Business:

- a. **Review Master Plan Proposals.**
 - Request For Proposals was posted by the Township Office and three proposals received and shared with the Planning Commission for review and feed back to the Township Board.
 - The Planning Commission discussed the three proposals. The Planning Commission consensus is that Spalding DeDecker is the preferred firm to undertake the Township update of its Master Plan. Spalding DeDecker successfully completed the Alaiedon Township Parks and Recreation Master Plan 2024-2028.
- b. **Receive and review Ordinance No. 2025-03. Moratorium of Township Regulation of farm structures.**
 - The Board is requesting the Planning Commission review this Ordinance and consider if there should be any amendments.

- Matt Oesterle noted a recent ZBA action related to an application for construction of a pole barn in front of a home raised questions about the ordinance and its interpretation. Subsequently, the Board is requesting the Planning Commission review.
- The Planning Commission discussed striking the last sentence from Section 20.11, C. 1. *"This subsection (1) shall not apply to farm buildings and structures."*

Section 20.11 Accessory Uses, Buildings and Structures

C. Placement/Setbacks

1. No accessory building or structure shall be located in a front yard, including but not limited to a detached garage, and no residential garage entrance shall be located within sixty (60) feet of a front lot line. *This subsection (1) shall not apply to farm buildings and structures.*

- The Planning Commission believes this would be the easiest and most inclusive way to solve the issue with determining what a farm building/structure is. The rationale is that the removal of the wording would put the entire township on the same level and make no exceptions to the ordinance as written.
- The moratorium for Ordinance No. 2025-03 is in place for 9 months. The Planning Commission will evaluate and develop a recommendation for consideration by the Board. Beth Smith agreed to assemble information for review and consideration by the Planning Commission that may include guidance from a Right to Farm expert.

Public comment: None

Beth Smith provided Board Updates:

- Trail is done and plaque being installed. The trail will be named the Lott-Oesterle Trail.
- Kim Hafley, Clerk developed an employee handbook. Beth Smith will share the handbook with the Planning Commission.
- Board approved the Spartan Pickleball Special Use Permits with the stipulations recommended by the Planning Commission.
- Matt Oesterle and Barb Kranz were reappointed for three-year terms.
- Bill Schneider stepped down from the Planning Commission. Becky Lott will be appointed to fill this vacant position.
- Virginia Coffman long-term Township employee retired, and many attended her retirement reception.

Adjourn: Jason Buher motioned to adjourn the meeting. Beth Smith seconded. Motion passed. Meeting was adjourned at 7:30 p.m.

Minutes respectfully submitted by Barb Kranz, Secretary.