

Alaiedon Township Planning Commission Minutes
Public Hearing
Alaiedon Township Hall
Monday, November 1, 2021
7:00 PM

The Alaiedon Township Planning Commission met Monday November 1, 2021, at the Alaiedon Township Hall to hold a Public Hearing.

Chairperson Matt Oesterle called the meeting to order at 7:00 p.m.

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

Beth Smith made a motion to amend the November 1, 2021 agenda and move Correspondence to New Business Item 1. Laurie Koelling seconded. Motion passed. Jason Buher made a motion to approve the amended agenda for November 1, 2021 meeting. Laurie Koelling seconded. Motion passed.

Bill Schneider made a motion to approve the minutes from September 20, 2021 Regular Quarterly Meeting and Public Hearing Meeting. Barb Kranz seconded. Motion passed.

Old Business:

None

New Business:

- 1. Consider and receive public comment on the Special Land Use Permit request for Cooper Auto Body to construct and operate an Auto Repair Facility at the Southeast corner of Jolly & Hagadorn Roads, Okemos, MI.
This property involves parcel #33-06-06-05-100-059 located at Southeast corner of Jolly & Hagadorn Roads consisting of 2.14 acres in a B-1 Business Zoning.**

Public Comment:

Chairman Oesterle read the correspondence received from Vineyard Church which stated that Vineyard has a permanent easement along the east side of the property.

Craig Devlin was present for Cooper Body Shop and stated that he just learned of easement today. Chairman Oesterle stated that there is no way around a permanent easement. Mr. Devlin said that the project was still doable. He shared that Cooper Auto Body has operated in DeWitt Township since 1947. It is a nice clean facility. He distributed color photos of the shop and property. This shop will be a satellite to the DeWitt location and will serve the high-end auto dealers on Jolly Road.

Amanda Hopper representing owner property Diane Durow. She stated Mr. Devlin still has considerable planning to completed but he wants to determine if this use is acceptable to the township before investing more money into the project.

Kim Hafley made a motion to recommend to the Alaiedon Township Board of Trustees that the special land use permit be awarded to Cooper Auto Body pending figuring out easement situation and presenting a site plan to the Township that complies with all the components of the zoning ordinance. Laurie Koelling seconded. Motion approved.

Beth Smith told Mr. Devlin he would hear from the Township office this week and that they will try to get this on the agenda for the November 8, meeting. Mr. Devlin emphasized that this project will take time to plan and unlikely to break ground before spring.

2. Consider and receive public comment on Singular Solar Systems Zoning Ordinance Amendment.

Public Comment:

Jackie Wilcox stated that she felt the Zoning Ordinance should allow ground mounted systems in front of the house as not allowing ground mounted systems could be very limited depending on the orientation of the house. She also inquired how new technology such as driveway solar pavers would be evaluated under the ordinance.

Chairman Oesterle noted that solar pavers could likely be accommodated by going to the zoning board of appeals. After the Planning Commission reviewed the ordinance and engaged in further discussion, Barb Kranz made a motion to change Section C.5 of the Singular Solar Systems Zoning Ordinance Amendment from "A building mounted" to "A wall mounted." Laurie Koelling seconded. Motion approved.

Beth Smith made a motion to recommend to the Alaieton Township Board of Trustees to approve the Singular Solar Systems Zoning Ordinance amendment as revised above. Laurie Koelling seconded. Motion carried.

Member reports:

Beth Smith shared that when the Event Barn Zoning Ordinance amendment and Licensing Ordinance was considered at the Township Board meeting, there were some questions. Township Attorney Hitch was present at this meeting and he volunteered to get more ordinances to evaluate. The Board tasked Beth Smith and Scott Everett with reviewing ordinances and Beth would discuss with the Planning Commission.

After reexamining the purpose of the proposed Event Barn Zoning Ordinance amendment and Licensing Ordinance, the Planning Commission charged Beth Smith with communicating the following recommendations to the Alaieton Township Board of Trustees:

- Leave acre requirements and setbacks as is in the Zoning Ordinance amendment
- Add having some sort of event supervision to the Licensing Ordinance
- Add noise limits into the Licensing ordinance
- Be sure to build in flexibility in the Licensing Ordinance

Next meeting is December 6, 2021

Bill Schneider made a motion to adjourn the meeting. Barb Kranz seconded. Motion approved. Meeting adjourned at 8:30 p.m.

Minutes respectfully submitted by Kim Hafley, Secretary