

Alaiedon Township Planning Commission Minutes
Regular Quarterly Meeting and Public Hearing
Alaiedon Township Hall
Monday, September 20, 2021
7:00 PM

The Alaiedon Township Planning Commission met Monday September 21, 2021 at the Alaiedon Township Hall to hold its Regular Quarterly meeting and Public Hearing.

Chairperson Matt Oesterle called the meeting to order at 7:01 p.m.

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

Beth Smith made a motion to approve the September 21, 2021 agenda. Laurie Koelling seconded. Motion passed.

Beth Smith made a motion to approve the minutes from July 26, 2021 Special Workshop Meeting. Laura Koelling seconded. Motion passed.

Old Business:

Review revised Singular Solar Systems Zoning Ordinance amendment.

The Planning Commission discussed the Singular Solar Systems Zoning Ordinance amendment as revised after the July 26, 2021 Special Workshop meeting. The following sections were discussed:

- Section 20.29.C.6. limits placing singular solar systems to two sides of a building for property owners possessing corner lots. The Planning Commission decided to leave language as is at this time.
- Section 20.29.A.1 “Batteries” and Section 20.29.A.5 “Removal” should be moved to Section B Standards.
- Township attorney will edit language of ordinance amendment:
 - in 20.29.A.6 and 20.29.C.6. to be consistent.
 - Address duplication of “Permits” in 20.29.B.1 and 20.29.D.1.
 - Review Section A Definitions’ language to make sure they are consistent with Section B Standards’ language.

The Planning Commission agreed that a public hearing should be scheduled to collect public comment once the above edits are completed.

New Business:

1. Consider and receive public comment for a Special Land Use Permit for 3056 Okemos Road, Mason to operate a seasonal farmer’s market on the weekends in the parking lot. In addition, applicant also would like to have an outdoor seating area for Taste & See Coffee Company in the rear of the building. The property also has one 800 sq ft apartment which requires a special land use permit in a B-1 General Business zoning.

Mr. Evan Vanderwey was present representing Taste and See Coffee Co. LLC. He clarified:

- There is no indoor restaurant seating for the Taste and See Coffee Co. LLC. His request is to add 5 outdoor table/seating stations.
- He is not interested in pursuing the coffee camper at this time.
- There will never be an event going on at the event venue when the Farmers’ Market is open.
- The event venue and Taste and See Coffee Co may be open at the same time.

- While there is space for nine (9) vendors, he only anticipates eight (8) vendors for the Farmers' market.
- There is exterior lighting in place that meets zoning requirements for all three of applicant's business purposes.

The Planning Commission discussed the need to make sure the number of parking spaces for the three uses Mr. Vanderwey describes meets the Township's ordinance specifications. Chairman Oesterle reminded Mr. Vanderwey that there can be no parking on Okemos Road at any time. Jason Buher reminded Mr. Vanderwey that two (2) parking spots must be designated for the apartment tenants and can not be counted as available for the other two businesses operating at the property.

Chairman Oesterle asked if there was any public comment regarding this special use permit. There was none.

Beth Smith made a motion that the Planning Commission recommends to the Alaiedon Township Board of Trustees that a Special Land Use Permit be granted for parcel #33-06-06-04-400-006 located at 3056 Okemos Road, Mason consisting of 1.31 acres in a B-1 Business Zoning, for the three purposes identified upon the applicant providing a site plan that clearly identifies the 60' setback, defines the usable venue square footage which allows the applicant to determine how many parking spaces are required for each business purpose and how the property meets or exceeds the parking space requirement for each purpose, and acknowledge that the farmer's market and venue event rental will not occur simultaneously or have any overlap. Laurie Koelling seconded. Motion passed.

Consider and receive public comment on Special Land Use Permit for 3384 James Phillips Drive, Okemos to allow Midwest Power Equipment to operate a business to sell and service outdoor power equipment. Indoor and Outdoor displays along with the service of all equipment will occur on the property. There will also be propane storage on the premise.

Chairman Oesterle noted that the applicant had removed the request for propane storage on the premises at this time.

Mr. Brown from Midwest Power Equipment presented the need to relocate quickly to 3384 James Phillips Drive as the former site for his business had been purchased. Mr. Brown noted he had already moved the contents of the business to James Phillips Drive facility and that because of the haste of the move, there had been misunderstandings on his part on what inspections had to be passed before he can re-open Midwest Power in the new location on James Phillips Drive. He stressed that he wants to do things right – be a good neighbor and be a good tenant.

Chairman Oesterle and Beth Smith stated that Midwest Power can not be opened for business until the building is up to code, passes all necessary inspections including fire code, and until after the Alaiedon Township Board approves the Special Use Land Permit recommendation from the Planning Commission. It was noted that the earliest the Special Land Use Permit would be considered by the Alaiedon Township Board of Trustees would be October 11.

Matt Oesterle, Beth Smith, and Jason Buher all encouraged Mr. Brown to work closely with Virginia Coffman, Alaiedon Township Office Manager to figure out the out the process and inspections that need to be passed before Midwest Power can open. Chairman Oesterle noted that the Planning Commission only addresses the special land use permit and reiterated that Mr. Brown will need to work with Virginia regarding identifying the inspections that need to be passed prior to opening.

Other specifics covered included:

- The site has 130 parking spaces which exceeds the 77 required by the amount of square footage.
- The proposed fence meets ordinance standards and that items within the fenced area can not be stacked higher than the 6' fence height

- There are not any present environmental concerns. Midwest Power donates used oil to farmers
- Midwest Power will need to obtain a sign permit.

Jeff Williams, property owner of 3384 James Phillips Drive provided history on the property since he purchased it seven years ago. He shared that the property buildings have been vandalized and renting this property to Midwest Power for sales and services of power equipment is a good, productive and safe use of the site.

Planning Commission members concurred; this is a good use for the site.

Chairman Oesterle asked if there was any public comment regarding this special use permit.

There was none.

Beth Smith made a motion that the Planning Commission recommends to the Alaiedon Township Board of Trustees that a Special Land Use Permit be granted for parcel #33-06-06-05-200-036 located at 3384 James Phillips Drive, Okemos consisting of 8.06 acres in a B-1 Business Zoning to sell and service outdoor power equipment pending Midwest Power securing permits and passing necessary inspections. Laurie Koelling seconded. Motion carried.

Beth Smith updated the Planning Commission that the Alaiedon Township Board of Trustees will be extending the wind energy moratorium and that Board is conducting further due diligence on the event barns zoning ordinance amendment and event barn licensing ordinance.

Next meeting will be a public hearing on November 1, 2021.

Barb Kranz made a motion to adjourn the meeting. Laurie Koelling seconded. Motion carried.

Meeting adjourned at 8:09 p.m.

Minutes respectfully submitted by Kim Hafley, Secretary