

ALAIEDON TOWNSHIP PLANNING COMMISSION MINUTES

Tuesday, January 13, 2026

7 PM

Roll Call: 7:04 pm

Present: Barb Kranz, Rebecca Lott, Matt Oesterle, Beth Smith

Absent: Jason Buher, Laurie Koelling, Jason Orton

Approval of Agenda: Beth Smith moved to approve the agenda for the January 13, 2026, Alaiedon Township Planning Commission meeting. Rebecca Lott seconded. Motion approved.

Approval of December 1, 2025, Minutes: Rebecca Lott moved to approve the Minutes from December 1, 2025, Alaiedon Township Planning Commission meeting. Beth Smith seconded. Motion approved.

Persons from the floor:

- a. Beth Smith, Trustee provided the following updates to the Planning Commission from the Board of Trustee meeting on January 12:
 - Data Centers – Board was requested to place a moratorium on data centers.
 - Board will request Planning Commission to review draft of a new moratorium ordinance and provide a recommendation.
 - ITC presented the high-power line proposal. They will have sessions for community members to attend. State of Michigan will make final decisions on locations.
 - Ordinance review for dwelling set-back to be referred to the Planning Commission.

- b. Kayla Mauldin of Spalding DeDecker, consultants for the update of the Alaiedon Township Master Plan facilitated discussion with the Planning Commission. She distributed the document titled “2025-2026 Alaiedon Township Master Plan Update, Planning Commission Discussion, January 13, 2026. This document was used as the basis for discussion with the Planning Commission regarding Vision and Values, Goals, Objectives, and Implementation Ideas. This document will be included with the minutes of January 13, 2026, meeting for reference.

The Planning Commission received the Master Plan Survey results ahead of time in preparation for discussion at the meeting. The Planning Commission also received the draft of chapters one (1) and three (3) of the Master Plan for review.

The following are updates from Kayla Mauldin:

Survey will remain open until end of January. The closing date for the survey will be posted on the Township website.

- To date over 230 responses received, representing an over 14% response rate, which is particularly good for a community survey.
- Approximately 2 months behind schedule, the survey was sent out later than anticipated and made a decision to keep the survey open longer.
- The Master Plan is not a legal document but rather a guiding framework for long-term Township development.

- The Master Plan will be fully drafted and ready for review by the Planning Commission in March.

The following reflects the discussion with the Planning Commission facilitated by Kayla Mauldin. The Spaulding DeDecker team will synthesize the input from the Planning Commission as part of the iterative process for updating the Master Plan. The input does not reflect final decisions for the update.

Vision and Values

- Vision – Planning Commission supports as drafted.
- Values – Of the four values listed “Attainable Living was discussed for clarification of the meaning of “Attainable”. Following discussion, the Planning Commission was supportive of the Goal-Setting Value Statements with the Related Goals for this Value to read: “Explore opportunities for individuals of all ages to attain housing in Alaiedon Township”. No other suggested changes.
- Goals and Aspirational (in alignment with our values, what do we strive for?) Worksheet - Planning Commission input:
 - Preserve rural character – open space, farmland + stewardship of natural resources
 - Manage spread of commercial and industrial
 - Keep agriculture as primary use, support farmers
 - Keep example – neighborliness good
 - Broader community participation
 - Expand recreational opportunities
 - Create opportunities for social gathering
 - Safe place to live
 - Explore opportunities for individuals of all stages to attain housing
- Objectives Worksheet (SMART=Specific, Measurable, Achievable, Relevant, Timebound)/What are we specifically hoping to achieve?) – Planning Commission input:
 - Objectives examples: Planning Commission discussed the “Expand rural housing options on existing residentially developed properties within Alaiedon Township” with Kayla Mauldin providing information on this as a potential strategy to respond to the need for attainable housing. Following discussion, the Planning Commission was supportive of exploring further. No other suggested changes.
 - Public safety – review emergency services
 - Slow/prevent farmland loss
 - Increase resident participation; increase ways we are reaching residents
 - Expand opportunities for farmers income – zoning related
 - Pursue grant funding
 - Keep commercial/industrial focused on existing corridors
 - Collaboration with neighboring communities – agencies to achieve goals
- Implementation Ideas (What actions will we take to meet our objectives?). Planning Commission discussed adding Childcare and Eldercare to BR-1. Kayla Mauldin noted that the updated Master Plan will be set up that the Township will be able to track changes over time.
 - No data centers
 - Social media for engagement? Live meeting streams?
 - “Attainable” living – clarify
 - Clear line of sight at road intersections

- 2-acre minimum lot sizes
- Childcare
- Senior housing community opportunities (B-1)
- Explore/consider ADU's (Accessory Dwelling Unit, e.g., mother-in-law suites, granny flats, etc.).
 - Planning Commission was open to exploring the concept of having a 2nd unit on properties greater than 2 acres. 800 square feet is common; Alaiedon Township farms can house farm workers; would require guardrails)
- Agritourism ordinance
 - Temporary use permit/process – consider this as an option?
 - Guardrails especially for traffic, noise, capacity, hours of operation, minimum lot size
- Consolidation of zoning districts – 3 industrial; GO – B-1
 - Planning Commission agrees with recommendation to Rezone GO (more restrictive) District to B-1 and agrees with consolidation of the Office District with the B-1 District.
 - Discussion focused on the decreased demand for office space impacting utilization at University Park Drive and Commons Parkway. The rezoning of GO to B-1 will expand the permitted uses at this location.
- Future Land Use Map will be updated
- Planning Commission will review the draft of the full Master Plan update at its March 16, 2026, meeting.

Old Business

- a. Review dates to schedule for upcoming public hearings regarding proposed ordinance changes for moratoriums, and accessory building in front of dwelling.

New Business

See “Persons from the floor” Agenda item above for the minutes related to New Business.

- a. Kayla Mauldin of Spaulding DeDecker presented work to date on the Master Plan
- b. Receive and Review Master Plan Survey results.
- c. Receive and Review chapters one (1) and three (3) of the proposed master plan.

Public Comment:

There were 8 Alaiedon Township residents in attendance. Public comment related to the Master Plan discussion:

- Provide more detail on meeting agendas to help community determine interest/need to attend.
- Accessory Housing Units seems appropriate along with an ordinance that provides guardrails including one of the housing units needs to be owner occupied.
- Good strategy.
- Concern on road sight lines. Township work with County Road Commission to improve.

- Zoning for ponds should be at least 100' from lot lines to improve safety.
- Lots on James Phillips Drive were rezoned B1 many years ago. Request to rezone back to industrial.
- Confirmed that no change is proposed to 2-acre lot minimum and 200' frontage.
- Farmers transporting equipment is a challenge. Township does not have roads with shoulders.
- Agriculture exemption for accessory building in front of house. No changes.

Public comment – Other

- Concern over proposed power lines having impact on tax revenue; reduce property values on parcels where power lines are installed. Planning Commission urged residents to engage in the town hall sessions that are being held in various communities by the utility.
- Appreciates our work and want to be good neighbors. Do not want to be in litigation.

Adjourn: Beth Smith moved to adjourn the meeting. Rebecca Lott seconded. Motion approved. Meeting was adjourned at 8:42 p.m.

Minutes respectfully submitted by Barb Kranz, Secretary.