# ALAIEDON TOWNSHIP BOARD OF TRUSTEES MINUTES
## Monday, May 11, 2026

The Alaiedon Township Board meeting held Monday, May 11, 2026 was called to order at 8:00 p.m. by Supervisor Steven Lott.

**Members present**: Supervisor Steven Lott, Clerk Kimberly Hafley, Treasurer Scott Everett, Trustee Kurt Kranz, Trustee Beth Smith and Deputy Clerk Paulette George.

**Others present**:

Community Members: Emerson & Charlene Hyde & Gary Bradish, Cindy Hoogasian, Casey Fiedler, Alissa Day, Julie Minott, Morrie & Sue Coles, Lisa Mills, Ella Everett, and Sue Hengemuehle, Consumers Energy: Amy Gilpin, Doug Scott, Anthony Stepke, Gary Soltis, Rebecca O'Connell, and Foster Swift Attorney Mackenzie Almassian via Zoom.

**Approval of Minutes**

Motion by Trustee Kranz, supported by Treasurer Everett, to approve the April 13, 2026 Board of Trustee minutes meeting as printed.
Motion carried.

**Approval of Agenda**

Motion by Treasurer Everett, supported by Trustee Smith, to approve the May 11, 2026 Board of Trustee agenda as printed.
Motion carried.

**Correspondence**

Received the Ingham County Sheriff reports for March and April 2026. No discussion.

Received the April 20, 2026 Draft Minutes from the Planning Commission Secretary. No discussion.

Received the opinion from the Township Attorney regarding Consumers Energy Special Use Permit.

Motion by Clerk Hafley, supported by Trustee Kranz, to enter into closed session at 8:03 p.m. to consider material exempt from discussion or disclosure statute under MCL 15.268(h), specifically identified as an attorney-client privileged written legal opinion.
Motion carried.

Roll Call vote:

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|---|---|
| Yeas: | Lott, Hafley, Everett, Smith, Kranz |
| Nays: | None |
| Abstain: | None |

Motion by Clerk Hafley, supported by Trustee Kranz, to re-convene from the closed session at 8:24 p.m.

Roll Call Vote:

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| Yeas: | Lott, Hafley, Everett, Smith, Kranz |
| Nays: | None |
| Abstain: | None |

Motion carried.

Received correspondence from Alissa Day and Casey Fiedler. No discussion.

Received April 2026 Revenue and Expenditure report. No discussion.

**Persons from the Floor**

Sue Hengemuehle addressed the Board regarding the proposed Consumer Energy Regulator Facility on Cedar Street in the Angel Acres Subdivision. She emphasized concerns raised by residents at the Planning Commission meeting on April 20, 2026, including safety, noise levels, and potential impacts on property values. Ms. Hengemuehle stated that the project is not appropriate for residential zoning and would be better suited for an industrially zoned area, as it constitutes an industrial use.

Ella Kay Everett addressed the Board regarding the draft Master Plan. She expressed appreciation that the plan includes value and vision statements emphasizing the preservation of the township's rural and agricultural heritage and practices, as well as maintaining attainable living standards for residents of all ages.

Amy Gilpin, representing Consumers Energy (CE), addressed the Board regarding the need for the proposed regulator station. She stated that the new station will serve approximately 478 customers. The existing regulator on Hogsback Road, which is 62 years old, is scheduled for decommissioning and does not have 24-hour monitoring capabilities. The proposed facility will include updated monitoring equipment, allowing for continuous 24/7 monitoring from CE offices.

Ms. Gilpin explained that the site will include a 17' x 13' building, with a 6-foot concrete wall on three sides, and an ornamental fence along the front, complemented by landscaping. Plans include the installation of several Eastern White Cedar or Bald Cypress trees, which are well-suited for wet soils and will provide effective screening for neighboring properties.

Ms. Gilpin noted that this investment supports CE's commitment to providing safe and reliable natural gas service to the community. Additionally, the current regulator facility is located within the road right-of-way, and state and federal regulations prohibit constructing such facilities in those areas. CE has initiated the permitting process with both the Ingham County Drain Commissioner and the Ingham County Road Department.

Paul Pratt, Deputy Drain Commissioner with the Ingham County Drain Commission, addressed the Board regarding drainage conditions in the Angel Acres Subdivision and the parcel where CE proposes to construct the regulator facility. He stated that the parcel provides an opportunity to connect to the new Angel Acres Drain and confirmed that CE has submitted an application for a drain permit. During discussion, Supervisor Lott inquired why water continues to stand on the parcel following completion of the drainage project. Mr. Pratt explained that runoff from the Dart facility parking lot drains under Cedar Street, contributing to the standing water in that area.

**Public Comment:**

Dennis O'Brien addressed the Board regarding the proposed regulator facility off Cedar Street, expressing concern and asking whether the facility would be safe.

Inger Hammond, an abutting property owner to the proposed regulator facility. Requested clarification on CE's response time in the event of an incident, noting that a one-hour response time was mentioned at the Planning Commission meeting, while a response time of 30 minutes or less was stated at this meeting. Ms. Hammond also expressed concern about the presence of bats and other wildlife on the parcel and requested that the Board deny CE's request.

Casey Fiedler, a neighbor to the proposed regulator facility, submitted a letter for the Board's review prior to the meeting. He emphasized that the proposed project would directly affect his property and

requested that the Board ensure compliance with the requirements outlined in Article 15, Special Land Uses, of the Township Ordinance.

Allissa Day, a resident of the Angel Acres Subdivision, submitted a letter for the Board's review prior to the meeting. She requested that the Board deny CE's request for a special use permit.

Candace Metcalf, a resident of the Angel Acres Subdivision, expressed appreciation to the Planning Commission for listening to residents and voting in accordance with their concerns. She questioned why the area near Hogsback Road could not be used for the proposed regulator facility, noting that Hogsback Road is not a public road.

Emerson Hyde, an Alaiedon Township resident, stated he was neither for nor against the proposed regulator facility but wished to provide information regarding such facilities. He noted that, based on his experience installing more than 20 similar facilities over his career, they are generally very safe. He also stated that noise levels are minimal and that these facilities are safer than transporting gas by truck on roadways.

Maurice Coles, a resident of the Angel Acres Subdivision, expressed concern regarding the safety of the proposed regulator facility. He stated that no one wants to smell gas and questioned the appropriateness of locating the facility in a residential zoning district. Mr. Coles stated that he believes the facility should instead be located in an industrial zoning area.

Gary Bradish, a resident of Alaiedon Township, questioned why the current regulator facility was originally located within the road right-of-way and asked why it could not remain in that location.

Doug Scott with ROWE Professional Services Company provided input regarding stormwater runoff for the site. He stated that the project includes installing six inches of crushed limestone with a sand base in the driveway area to improve soil conditions and promote better drainage on the lot.

Charlene Hyde, a resident of Alaiedon Township, stated she would like to discuss the Township's website regarding meeting dates and times. Her concerns will be addressed by the Deputy Clerk.

**Old Business**

None

**New Business**

Trustee Beth Smith thanked everyone for sharing information. She continued reviewing the findings of fact that:

1. The natural gas regulator facility is an essential service as defined by the Alaiedon Township Zoning Ordinance and is an allowed use in the R2 district.
2. Based on feedback, CE changed the design from a barbed wire fence to a concrete wall with decorative steel fencing and gate, and enhanced landscaping to be compatible with the existing character of the area.
3. The energy industry is highly regulated to ensure the safety of the public. In addition, the new location will have updated safety features and continuous monitoring that are not included in the 50 plus years old regulator currently servicing the area. After a study by CE of traffic incidents in the area, bollards and a concrete wall were added to the site plan to protect from vehicular strikes. A noise study determined that the noise produced by the regulator station is less than the current ambient decibel levels. After considering multiple sites, the site selected is the most cost-effective option presently available to serve the area thus preventing having to pass additional costs along to the local consumers.

4. EGLE policy states that natural gas is not considered a source of ground water contamination because of the volatile gas natural of the fuel. If leaks occur, the gases escape into the air and not downward into the soil. To address concern about the standing water on the property, CE site plan includes porous materials to absorb runoff and landscaping with trees that do well in wet soils.
5. Fire protection will be provided by the Delhi Township Fire Department. A review of the site was completed by the Delhi Township Fire Inspector. The CE site plan was updated accordingly.
6. The proposed regulator facility site does not create excessive additional financial costs to the public.
7. In order for the SUP to be issued, the site plan will need approvals from the Ingham County Road Department, Delhi Township Fire Department Plan Review and the Ingham County Drain Commission.
8. Alaiedon Township will enforce all the site plan approval standards.

Motion by Clerk Hafley, supported by Trustee Smith to approve the special use permit for the proposed natural gas regulator facility on parcel # 33-06-06-31-377-033 based on the findings of fact conditional on the Ingham County Drain Commission approval of the site plan and drainage plan, Alaiedon Township approval of the site plan and compliance with all applicable state and federal laws and regulations.

Roll Call Vote:

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| Yeas: | Hafley, Smith, Kranz |
| Nays: | Everett, Lott |
| Abstain: | None |

Motion carried.

Motion by Trustee Kranz, supported by Clerk Hafley to approved the Metro Act Permit Application from MCImetro Access Transmission Services.
Motion carried.

The Board tabled consideration of IT services.
The Board tabled consideration of the purchase of a new Township server.
The Board tabled consideration of Microsoft Office 365 GCC G3.

These items will be discussed further during the upcoming budget workshop.

Motion by Trustee Smith, supported by Treasurer Everett to approve the renewal of the BS&A Annual Service/support fee for the following programs: Gash Receipting, Tax, General Ledger/Budgeting, Accounts Payable System. The Annual Contract fee is $2,713.00.
Motion carried.

Motion by Trustee Kranz, supported by Treasurer Everett to reduce the fire run fee for Janelle Pohl by half and allow her to make payments of $50.00 a month.
Motion carried.

**Board Reports**

**Supervisor Lott:** Ball Light work has started, and there has been a slight pickup in building permits.

**Trustee Smith:** The final inspection for the new trail and pavilion at Leek Cemetery has been completed by the Ingham County Parks & Trails Department and passed successfully. The Final grant payment has been received for the Leek Cemetery Project. The next Planning Commission meeting is scheduled for June 24, 2026, at which a public hearing will be held to finalize the Master Plan.

**Clerk Hafley:** The Master Plan review is currently being conducted with the Township attorneys. The May 5, 2026 election went very well, and appreciation was expressed for the election workers whose efforts helped ensure the day ran smoothly.

**Public Comment**

Alissa Day, addressed the Township Board regarding the decision on the Special Land Use Permit for Consumers Energy. She acknowledged the difficulty of the decision and expressed sympathy for the Board members in reaching their determination. Ms. Day stated that she remains concerned about the impact of the project on her neighborhood, noting that there are currently seven vacant homes in the area. She expressed uncertainty regarding how the project may affect surrounding property values in the future.

**Claims**

Motion Treasurer Everett, supported by Trustee Kranz, to pay the following invoices:

- General Fund: Checks #17542 - #17584 and electronic transfers #1610 - #1623, totaling $113,087.87.
- Tax Account: Checks #7835 - #7851 and electronic transfers #93 - #94, totaling $801,759.10.
- Trust & Agency: Electronic transfers #389-#390, totaling $4,827.74.

Motion carried.

Motion by Trustee Kranz, supported by Supervisor Lott, to adjourn at 10:50 p.m.
Motion carried.

Minutes submitted by:
Paulette George, Deputy Clerk.

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Kimberly Hafley, Township Clerk