

Alaiedon Township Planning Commission
Regular Quarterly Meeting
Monday, March 15, 2021

The Alaiedon Township Planning Commission met Monday, March 15, 2021 at the Alaiedon Township Hall to hold its regular quarterly meeting.

Chairperson Laurie Koelling called the meeting to order at 7:05 p.m.

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

Chairperson Koelling recommended the Planning Commission revise the agenda to move Old Business item 2 - Solar review and New Business item 2 Review zoning ordinance Commercial Wind Energy to a future meeting. Beth Smith made a motion for these changes. Matt Oesterle seconded. Motion was approved.

Election of Officers.

- Chairperson: Roger Cook made a motion for Matt Oesterle to be the chair, Beth Smith seconded. Motion approved. Matt Oesterle is the chairperson for the upcoming year.
- Vice Chairperson: Beth Smith made a motion for Laurie Koelling to be the vice chair. Roger Cook seconded. Motion approved. Laurie Koelling is the vice chairperson for the upcoming year.
- Secretary: Laurie Koelling made a motion for Kim Hafley to continue as secretary. Roger Cook seconded. Motion approved. Kim Hafley is the secretary for the upcoming year.

Roger Cook stated he is likely to retire from the Alaiedon Township Planning Commission at the end of his term.

Matt Oesterle assumed role as Planning Commission chairperson.

Bill Schneider made a motion to approve the October 19, 2020 minutes with two revisions to the first paragraph under Old Business line 4:

1. Change "and" to "an" so the minutes read "between an event barn"
2. Insert "by the applicant" between "owned" and "and the definition"

Beth Smith seconded. Motion approved.

Old Business

Event Barns Review

Planning Commission members discussed and agreed that the new draft ordinance prepared by Mark Eidelson from LandPlan, Inc. (December 28, 2020) which expanded from Event Barns to Accessory Farm Businesses was too broad. The Planning Commission unanimously agreed to return the focus solely to Event Barns at this time. When the Planning Commission's schedule permits, the Commission will continue to examine if any additional amendments are needed to address Accessory Farm Businesses.

The Planning Commission also agreed that language Mr. Eidelson provided starting with “C of Amendment #3, Additional Standards for Event Barns” (Top of page 5 of 7) covered the Commissions intentions for Event Barns with the following changes:

- Item 3. Add “Setbacks:” prior to first word “All.”
- Move up from Item 6 “No event barn shall be located closer than two hundred (200) feet to any lot line” and “The Township Board may lessen the required setback where the adjacent lot is not used for residential purposes” to Item 3. Delete the remaining language in Item 6.
- Delete Items 7 and 8.
- Update language in Item 14 to read “Alcohol can only be served in accordance with licenses held by Event Barn or its approved and properly licensed providers.”
- Insert following text to D.1 on page 6 of 7 – “In the case of an event barn that is to incorporate one or more buildings existing at the time a permit application is submitted, the Township Board may lessen any specific setback or separation restriction upon finding that the specified restriction would result in considerable practical difficulties for maintaining a logical relationship between such existing buildings and outdoor use areas provided the Township Board finds adequate measures are to be in place to mitigate negative impacts upon surrounding properties and the visual character of nearby public road corridors.”

Beth Smith will coordinate the above revisions with Mr. Eidelson along with inquiring if the parking requirements for Event Barns should also be incorporated in Article 7.3 which addresses other parking requirements. Additionally, the Planning Commission concurred it makes sense to ask Township Attorney if they have any sample Event Barn ordinances for the group to review prior to finalizing its recommending zoning amendment to the Alaiedon Township Board of Trustees.

New Business

The Planning Commission reviewed and discussed the proposed Light Industrial Zoning Ordinance Amendment. – The Planning Commission recommends:

- Changing all incidences of “crop based” to “plant based” as livestock commodities can also be considered a “crop”
- For Table 3-4 keep Item 4 for I-1 and I-2 by Special Land Use
- For Table 3-4, keep Items 5 and 11 for I-1 by Special Land Use

The Planning Commission also questioned whether there were any other odor control parameters that should be evaluated.

The Planning Commission determined it needs an additional meeting before it’s next regular quarterly meeting. Beth Smith will coordinate with the Township Office regarding dates. The Commission’s consensus was to invite Mr. Eidelson to the next meeting.

Beth Smith provided background information on the assignment to review the Township’s Commercial Wind Energy Zoning Ordinance. She communicated that the assignment is the result of renewed interest and the fact that the ordinance is almost 15 years old and technology has changed. The Planning Commission suggested that when inquiring with the Township Attorney about Event Barn Ordinances, we also inquire about any new trends in Wind Energy Zoning.

Public Comment:

None

Laurie Koelling moved to adjourn; Beth Smith seconded. Motion carried. Meeting adjourned at 8:37 pm.

Respectfully submitted

Kim Hafley