

Alaiedon Township Planning Commission Minutes  
Public Hearing  
Alaiedon Township Hall  
Monday, December 6, 2021  
7:00 PM

The Alaiedon Township Planning Commission met Monday December 6, 2021, at the Alaiedon Township Hall to hold a Public Hearing.

Chairperson Matt Oesterle called the meeting to order at 7:03 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 approve the December 6, 2021 meeting agenda. Laurie Koelling seconded. Motion passed.

Beth Smith made a motion to approve the minutes from November 1, 2021 Public Hearing. Laurie Koelling seconded. Motion passed.

Old Business:

None

New Business:

1. Consider and receive public comment on 3384 James Phillips Drive, Okemos to allow Midwest Power Equipment to have a 1000-gallon L.P. Propane Tank to fill customer tanks as well as business usage and an above ground 550-gallon petrol tank to use for completion of service repairs on the premise. This property involves 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.

Public Comment:

Mr. John Brown of Midwest Power stated he has received State of Michigan inspector approval for the L.P. Propane and Petrol tanks and that the Township office has a copy of the approval letter. Beth Smith inquired about local fire inspector approval. Mr. Brown stated due to the small volume, the tanks only need state approval. He also noted that per the request of the Delhi Fire Chief and Inspector Brian Ball, he has changed from using plastic cans to metal cans, replaced all of the smoke detectors, updated the fire extinguisher and added an "Exit" sign in the auxiliary building. Beth Smith also inquired about training for staff on proper use of the tanks. Mr. Brown stated that his employees had been trained on properly to operate the tank stations by Avery.

Mr. Brown also noted that the Alaiedon Township Board of Trustees had approved his sign permit.

Beth Smith moved to recommend to the Alaiedon Township Board of Trustees approval of a special land use permit to allow Midwest Power Equipment to have a 1000-gallon L.P. Propane Tank to fill customer tanks as well as business usage and an above ground 550-gallon petrol tank to use for completion of service repairs on the premise. Bill Schneider seconded. Motion passed.

Chairman Oesterle stated this motion will be on the agenda of the Monday December 13, 2021 Alaiedon Township Board of Trustees meeting.

Member reports:

Beth Smith reported the Alaiedon Township Board has two questions regarding the Singular Solar Systems zoning ordinance amendment.

1. Should a method to measure lot coverage for ground mounted singular be included in the zoning ordinance? The Planning Commission concluded that the Board may want to include some language to describe the method of measurement of coverage for ground mounted system to the ordinance.
2. Should the ordinance include some flexibility for systems to be in the front yards of homes. The Planning Commission concluded it should and is suggesting to the Board the following a modification to Section  
“D.4. The ground-mounted solar energy collector system must be located in a side or rear yard. No systems may be placed in a front yard. Exceptions to this may be approved by the Zoning Board of Appeals based upon written request, considering practical hardship, SFS design, and lot configuration. However, a ground mounted system shall not be located in the front yard closer than 300 feet of the centerline of the road.”

Beth Smith also reported that Alaiedon Board of Trustees opted to not take any action on the zoning of event barns at this time.

Barb Kranz made a motion to adjourn the meeting. Jason Buher seconded. Motion approved. Meeting adjourned at 7:34 p.m.

Respectfully submitted

Kimberly P. Hafley