

Alaiedon Township Planning Commission Minutes
Regular Quarterly Meeting and Public Hearing
Alaiedon Township Hall
Monday, March 21, 2022
7:00 PM

The Alaiedon Township Planning Commission met Monday, March 22, 2022 at the Alaiedon Township Hall to hold its regular quarterly meeting and to conduct a public hearing.

Chairperson Matt Oesterle called the meeting to order at 7:02 p.m.

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

Beth Smith made a motion to approve the March 21, 2022 meeting agenda. Laurie Koelling seconded the motion. Motion passed.

Election of Officers.

Kim Hafley moved to open elections for the Alaiedon Township Planning Commission. Laurie Koelling seconded. Motion passed.

- Chairperson: Beth Smith nominated Matt Oesterle to be the chairperson. Laurie Koelling seconded. Matt Oesterle was unanimously elected chairperson for the upcoming year.
- Vice Chairperson: Beth Smith nominated Laurie Koelling to be the vice chair. Jason Buher seconded. Laurie Koelling was unanimously elected the vice chairperson for the upcoming year.
- Secretary: Bill Schneider nominated Kim Hafley to continue as secretary. Laurie Koelling seconded. Kim Hafley was unanimously elected secretary for the upcoming year.

Bill Schneider moved to approve the December 6, 2021 Alaiedon Township Planning Commission Meeting Minutes. Jason Buher seconded. Motion passed.

Correspondence

The Alaiedon Township Planning Commission received Consent to Revoke Special Use Permit Dated August 25, 2008 from Ronald Hamlin.

Beth Smith noted that the Planning Commission had specified when the Special Use Permit was granted that Alaiedon Township retained the authority to revoke the Special Use Permit if there was no progress made.

New Business

Laurie Koelling made a motion to approve the Resolution to Terminate Special Use Permit to Mar-Jo-Lo Farms PARCEL NOS. 33-06-06-24-200-002, 33-06-06-13-400-002, 33-06-06-13-400-004 AND 33-06-06-13-400-005 dated August 25, 2008. The Resolution declared:

1. The conditions of the Special Use Permit have not been met in that no progress has been made by the land owners to construct the permitted ten wind turbine generation towers and the owners at no time or period went before the Township Board to demonstrate any progress in the development of the wind turbine generation towers;
2. The Planning Commission finds that the current owner has signed a consent to the termination of the Special Use Permit which indicates that the current land owner has no intention of developing or constructing wind turbine generation towers on the parcel(S?);
3. The Planning Commission finds that the terms of the Special Use Permit have been violated and recommends to the Board that the Special Use Permit be revoked and determined to be null and void and of no further effect.

Jason Buher seconded. Motion passed.

Old Business

The Alaiedon Township Planning Commission reviewed the Wind Energy Information from its current zoning ordinance and from the ordinance from Saugatuck Township in Allegan County. The Planning Commission members agreed the following to be important as it considers amending the current Wind Energy Zoning Ordinance at its next meeting:

- Per the Township's master plan, the focus should be on farmland preservation and wind turbine location in the township is most appropriate in areas classified as Prime Farmland and additional Farmland of Importance
- Further review of how overlay districts may be appropriate for all energy uses is needed
- Language needs to be added to the zoning ordinance which addresses:
 - decommissioning wind turbines
 - detailed timeline for installation and decommissioning
 - adding escrow account(s) to cover all expenses related to damage to the roads and land in the installation and decommission of the wind turbine(s) site.

The Planning Commission is also requesting direction from the Alaiedon Township Board of Trustees as to whether the Board wants the Planning Commission to detail and refine ordinance language in regards to heights and setbacks etc.

No public comment.

Beth Smith moved to adjourn the meeting. Bill Schneider seconded. Motion passed. Meeting was adjourned at 7:55 pm.

Next meeting will be the regular quarterly meeting on June 20, 2022

Minutes respectfully submitted by Kim Hafley, Secretary