

ALAIEDON TOWNSHIP PLANNING COMMISSION MINUTES

Monday, September 15, 2025

7 PM

Roll Call: 7:00 pm

Present: Jason Buher, Laurie Koelling, Barb Kranz, Rebecca Lott, Matt Oesterle,

Absent: Jason Orton, Beth Smith

Guests: The Spalding DeDecker Project Team representatives: Kayla Mauldin, Shruti Nahar

Approval of Agenda: Laurie Koelling moved to approve the agenda for the September 15, 2025, Alaiedon Township Planning Commission meeting. Rebecca Lott seconded. Motion approved.

Approval of August 25, 2025, Workshop Minutes: Jason Buher moved to approve the Minutes from the August 25, 2025. Alaiedon Township Planning Commission meeting. Laurie Koelling seconded. Motion approved.

Correspondence

- a. Review a letter from Vevay Township regarding Notice of Intent to Prepare a Master Plan.

Acknowledged receipt. No Discussion.

Old Business

- a. Review dates to schedule for upcoming public hearing regarding proposed ordinance changes.

Tentative Date: November 3, 2025

Planning Commission will receive updated moratorium language for public hearing.

New Business

- a. Master Plan Update Discussion. The Spalding DeDecker team will give an introduction to the Master Plan update process, timeline, and next steps. The team will also lead the Commission through two (2) interactive exercises to gather input on Alaiedon Township's strengths and weaknesses and desired future conditions.
 - Kayla Mauldin provided an overview of the Spalding DeDecker firm and process

- Shurti Nahar provided overview of existing conditions. Currently preparing community profile
 - Household counts are holding steady overtime
 - % of household income to housing costs is high
- Expect about a year long process
- New State of Michigan requirement since 2002 update – housing assessment
- Public input sessions part of process
- Survey to go out in October; members should help encourage township resident participation
- Town Hall
- Two meetings with the Planning Commission
- Vision and goals
- Implementation matrix
- Schedule includes required reviews and approvals
- Share Township photos if Planning Commission members have any for possible inclusion in the updated Plan

b. Two Interactive Exercises

- Planning Commission provided input through the SWOT and APAE exercises facilitated by the Spalding DeDecker team

Planning Commission members can provide additional input and feedback through Beth Smith or Paulette George

c. Next Steps

- Kayla Mauldin highlighted next steps that include the Community Survey. Distribution notice by post card with QR code and option to pick-up a survey paper copy at the Township Hall office
- Tentative December 2025 Planning Commission meeting for the next review and update with Spalding DeDecker

Public Comment: None

Adjourn: Rebecca Lott moved to adjourn the meeting. Jason Buher seconded. Motion approved. Meeting was adjourned at 8:02 p.m.

Minutes respectfully submitted by Barb Kranz, Secretary.