

Alaiedon Township Planning Commission  
Regular Quarterly Meeting  
Monday, October 19, 2020

The Alaiedon Township Planning Commission met Monday, October 19, 2020 at the Alaiedon Township Hall to hold a working 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, Barb Kranz and Kim Hafley.

Matt Oesterle made a motion to approve the agenda. Barb Kranz seconded. Motion carried.

Roger Cook made a motion to approve the September 21, 2020 minutes with minor correction of eliminating the “s” on defines on fourth bullet on the second page. Bill Schneider seconded. Motion carried.

**Old Business:**

**Event Barns Zoning Amendment Discussion**

Beth Smith reported that she talked with Alaiedon Township Board of Trustees via telephone at the October 12, 2020 Alaiedon Township Board of Trustees meeting. She said that the Board discussed our last meeting minutes. Beth Smith noted specific areas of concern are the total number of events per year, separation distance between an event barn and another lot not owned by the applicant and the definition of active agricultural activity.

The Planning Commission had an extensive conversation regarding Event Barns. The Planning Commission concluded the best interest of the township will be served if instead of amending the zoning ordinance for event barns, it is amended to address agricultural commercial/tourism business which will include event barns. The Planning Commission recommends that a new draft ordinance be prepared with the following information:

- Using the December 13, 2019 memo from LandPlan,
  - Change Amendment #1 to read:  
“Event Bar: One (1) or more existing agricultural building originally constructed for bona fide agricultural purposes and part of a functioning farm that is used by individuals or groups, for rental fee or other form of remuneration to accommodate private functions.” Delete the rest of the language connected with Option 1. Delete Option 2 and Option 3. Note: Property must continue to be used for bona fide agricultural purposes.
  - Keep Amendments #2
  - From Amendment #3
    - Include Section 10.28 A, B, C
    - Delete 10.28C.4 Table and preceding text
    - Delete text before the table
    - Make the following changes to setbacks

- 200' between event barn and another lot line not owned by the applicant for events that are complementary and accessory to the primary agricultural land use.
- 250' between event barn and another lot line not owned by the applicant for events that are not complementary and accessory to the primary agricultural land use.
  - Change 10.28.C.4.a to read: No event shall exceed 150 attendees
  - Keep other changes made to this section at the September 21, 2020 meeting.
- Incorporate Scio Township Ordinance as base starting with Sec. 36-149 (a) – (c.8) with preceding information.
- Include option for agribusiness operations to make a setback appeal on an annual basis if there was vacant land on adjacent property.
- Matt Oesterle made a motion to modify “other commercial business” as defined by Scio Township Ordinance Sec 36-149 (c)(8) to no more than a total 10 “Other commercial business” events per year with a maximum 2 events per month. Bill Schneider seconded. Motion carried. Laurie Koelling and Kim Hafley abstained.
- Beth Smith stated that Mark Eidelson from LandPlan should be able to draft a new zoning ordinance amendment with the above information for the Planning Commission’s review at its next meeting in December.

**Residential Solar Grid Component**

The Planning Commission completed a cursory review of the solar grid document prepared by Beth Smith and distributed to the Planning Commission at the September 21, 2020 meeting. Members of the Planning Commission made the assignment for members to identify markup the document identifying core components for the ordinance for the its next Regular Quarterly meeting in December

**New Business:**

None

**Public Comment:**

None

Matt Oesterle moved to adjourn, Barb Kranz seconded. Motion carried. Meeting adjourned at 8:37 pm.

Minutes respectfully submitted by Kim Hafley, Secretary