

Alaiedon Township Planning Commission Minutes  
Public Hearing  
Alaiedon Township Hall  
Monday, October 24, 2022 - 6:00 PM

Vice Chairperson Laurie Koelling called the meeting to order at 6:00 pm

Roll Call was taken. Present were Vice Chairperson, Laurie Koelling, Beth Smith, Jason Buher, Bill Schneider and Kim Hafley.

Absent were Chairman Matt Oesterle and Barb Kranz.

Beth Smith made a motion to approve the meeting agenda. Jason Buher seconded. Motion passed.

Beth Smith made a motion to approve the September 19, 2022, Planning Commission and Quarterly and Public Hearing Meeting Minutes. Bill Schnieder seconded. Motion passed.

New Business:

The Alaiedon Township Planning Commission held a Public Hearing for the purpose of considering and receiving public comment on the Special Land Use Permit requested by property owner Eyde Ironpoint LLC for Silas and Lindsey Coffelt to operate a Graze Craze Inc. Franchise. Inc. If granted the Special Land Use Permit would allow the operation of a store specializing in charcuterie boards and boxes with take-out and delivery services in a 1,298 sq ft suite. There will be no cooking on-site aside from a small tabletop convection oven to warm bread. This property involves parcel #33-06-06-04-101-001 located at 2315 Jolly Road, Okemos consisting of 2.71 acres in a B-1 Business Zoning.

Linsey and Silas Coffelt provided an overview of their proposed business operation and answered Planning Commission member questions. Coffelts shared that there would be 2-3 employees in addition to themselves, walk-in traffic is likely to be limited as customers have to order from a pre-set menu online and it typically takes a couple of hours to prepare orders. Most of their space will be prep space. Hours of operation are not finalized but likely to be in the range of 9 am – 6 pm Monday through Saturday. They anticipate 60 percent of their business to be business-to-business and with the approval of the special use permit, they hope to open in late January.

Beth Smith made a motion to recommend to the Alaiedon Township Board of Trustees to approve the special use permit application requested by property owner Eyde Ironpoint LLC for Silas and Lindsey Coffelt to operate a Graze Craze Inc. Franchise. Inc. Jason Buher seconded. Motion passed.

Vice chairperson Koelling said that the Board of Trustees will consider the recommendation at their November 14, 2022 meeting.

### Wind Energy Review

The Planning Commission members discussed the possibility of using an overlay district for the wind energy ordinance and concluded they did not want to use at this time. The Planning Commission concluded the current draft needs additional edits including:

- Wind energy turbines can be considered for property that is zoned A-1 agriculture and meets established criteria in the ordinance
- Decommissioning plans need to be added as part of the wind energy application process.
  - Decommissioning plans must be prepared by an independent certified professional engineer. Plan must be specific.
  - Decommissioning plans, if the project is approved and implemented will need to be reviewed every five years by an independent engineer and costs pertaining to the decommissioning updated. If review mandates additional funds must be added to escrow.
  - When editing this section, the Planning Commission recommends that Attorney Hitch use language similar to Saugatuck Townships Wind Energy Ordinance.
- Add a performance guarantee, to cover the costs of damage caused during construction and to cover the cost of decommissioning.
- Developing a Wind Energy System Review Checklist similar to Union Township.

The Planning Commission will review the updated draft at the Planning Commission's regular December meeting. In addition to the above, the Planning Commission will do research on what options may exist to support and/or benefit non-participating residents whose properties are adjacent to properties where wind energy systems are present.

Beth Smith made a motion to adjourn the meeting. Bill Schneider seconded the motion passed. Vice Chairperson Laurie Koelling adjourned the meeting at 7:00 pm.

Minutes respectfully submitted by Kim Hafley, Secretary