

Alaiedon Township Planning Commission Minutes
Regular Quarterly Meeting and Public Hearing
Alaiedon Township Hall
Monday, June 20, 2022
7:00 PM

Chairman Matt Oesterle called the meeting to order at 7:03 pm

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

Beth Smith made a motion to approve the meeting agenda. Barb Kranz seconded. Motion passed.

Beth Smith made a motion to approve the March 21, 2022, Planning Commission and Public Hearing Meeting Minutes. Jason Buher seconded. Motion passed.

New Business

1. The Rezoning application from Lafontaine Automotive Group which requests to change two presently zoned I-1 Light Industrial parcels located at 3362 and 3382 Hulett Road, Okemos, MI parcels #33-06-06-05-251-001 and #33-06-06-05-251-002 on the east side of Hulett Road to B-1 General Business for a total of 7.96 acres.

Gary Laundroche from LAG Development, the corporate facilities and development arm of the LaFontaine Automotive Group reviewed the site plan and updated the Planning Commission on the project. He noted:

- The project will use the existing print shop building and a new façade with the branding Chrysler is requiring today. Also want room to bring in higher brands.
- LAG is continuing to explore purchasing adjacent properties and it is likely LAG will return in the future for "Phase 2" of the project.
- The project will use the existing large retention pond and will expand as necessary.
- The site plan includes extensive landscaping and lighting. LaFontaine Group wants this to be a showpiece to the community, bringing in tax base, revenue and employment to the community.
- They hope to start this project in the very near future.

Beth Smith made a motion for the Planning Commission to recommend to the Alaiedon Township Board of Trustees to approve the rezoning application as submitted which will change zoning from I-1 Light Industrial to B-1 General Business. Jason Buher seconded. Motion passed.

2. The Special Land Use Permit (SLUP) application of Lafontaine Automotive Group to develop a future proposed Chrysler Dodge Jeep Ram dealership with vehicle service. Plans also include additions to the structure at 3382 Hulett Road, Okemos. Parcels included are #33-06-06-05-251-001 and #33-06-06-05-251-002 for a total of 7.96 acres. There is an existing 4,744 sq ft building at 3362 Hulett Road. 3382 Hulett Road has an existing 13,274 sq ft building with a proposal of a 14,648 sq ft service addition and 3,564 sq ft showroom addition.

Mr. Lauroche answered Planning Commission Members questions:

- What about signage? LaFontaine group will apply for directional signage.
- What about car hauler deliveries? Will comply with all state and local laws and restrictions including seasonal weight limits. Mr. Lauroche noted that there are fewer large car haulers today and more F-350's pulling trailers with 3-4 cars.
- Is there the correct number of parking spaces reserved for employees and customers? Mr. Lauroche referenced Drawing C of the site plan and noted township zoning has 60 spaces required and the plan has 61 spaces designated. The current site plan has a total of 492 parking spaces. The remainder are for inventory.
- What are the hours? 9 am – 9 pm Monday and Thursday. 9 am – 6 pm Tuesday, Wednesday and Friday, and 10 am – 2 pm on Saturday.

Beth Smith made a motion for the Planning Commission to recommend to the Alaieton Township Board of Trustees to approve the Special Land Use Permit Application. Barb Kranz seconded. Motion approved.

Beth Smith reminded Mr. Lauroche that the Alaieton Township Board needs to approve and encouraged him to call Virginia Coffman to get this on an upcoming Board meeting agenda.

Public comment – None.

Old Business:

Beth Smith shared an update from the Board of Trustees regarding the Wind Ordinance which the Planning Commission will discuss at its September 2022 meeting.

- Board will extend the moratorium so the Planning Commission can review the existing ordinance and make recommendations.
- Planning Commission discussed that it wants to review what other townships are doing in respect to:
 - Overlay district
 - Turbine density
 - Height
 - Set-backs
 - Noise & Flash
 - Decommissioning and escrow accounts

Beth Smith made a motion to adjourn the meeting. Barb Kranz seconded. Motion passed. Meeting adjourned at 8:53 pm.

Minutes respectfully submitted by Kim Hafley, Secretary