

Alaiedon Township Planning Commission Meeting Minutes

September 19, 2016

The Alaiedon Township Planning Commission met on Monday, September 19, 2016 at the Alaiedon Township Hall for a Public Hearing on its regular scheduled quarterly meeting date.

The meeting was called to order by Chairwoman Laurie Koelling at 7:30 pm.

Roll call was taken. Present were Laurie Koelling, Beth Smith, Kim Hafley, Bill Schneider, Roger Cook, Matt Oesterle. Barb Kranz was absent. Township attorney Tom Hitch was also present.

Also in attendance were Kevin Schumacker, Leesa Massman, Mike Williams, Tamesha Porter, Tom Reder, John Alfano, Steven Porter, Jeff Hicks, Marsha Zimmerman, Karen Spak, Dale Howe, Roger Masman, David Olsen, and Supervisor Steven Lott.

Beth Smith made a motion to approve agenda. Matt Oesterle seconded. Motion approved.

Beth Smith made a motion to approve the minute from the June 20, 2016 meeting. Roger Cook seconded the motion. Motion approved.

New Business:

Secretary Hafley read the public hearing notice for the amendment of the Special Use Permit

Consider amendment request of Safe Haven Assisted Living to SUP of Adult Foster Care Home at 981 Jolly Road, Okemos from 12 residents to 20 residents on parcel #33-06-06-01-100-023.

Tamesha Porter, owner of Safe Haven Assisted Living and architect Tom Reder of Bergmann Associates presented information pertaining to the amendment request. Specifically:

- Township approval must occur for Porters to pursue any further expansion of the adult foster care home.
- Safe Haven has received multiple awards in the last four years.
- Total footprint of house will not change.
- Porters will no longer live on site.
- Expansion would result in being able to accommodate 8 additional residents.
- Planning Commission member asked about an elevator. Ms. Porter stated that per State of Michigan requirements and elevator would be added.
- Planning Commission member asked about the septic system. Mr. Reder responded that while the problems that occurred this spring are resolved, expansion would likely require and engineered mound system to be install.
- Planning Commission member asked about parking. Ms. Porter stated that residents usually don't have visitors. State requires them to have two employees and that while not marked with lines there is ample parking for the 10 spaces required by the township zoning ordinance.

Pubic Comment:

Karen Spak of 3464 Every Road stated she is concerned with the scope/project creep (expansion). She noted that Ms. Porter communicated at a previous hearing that she would never go beyond 12 residents and now they are seeking approval for 20 residents.

Dale Howe of 3464 Every Road stated that he does not have problems with quality of care, His concern is that now that the owners will no longer be living there, they will not have the interests as the neighbors who now live on Every Road.

Both Ms. Spak and Mr. Howe questioned the Planning Commission about having a “business” in a “residential area.” Township attorney Tom Hitch explained that the adult foster home is considered a residential unit under Michigan law and therefore allowed.

Beth Smith made a motion that the Alaiedon Township Planning Commission recommend to the Alaiedon Township Board of Trustees approve the amendment to the special use permit from 12 residents to 20 residents. Matt Oesterle seconded the motion. Motion approved.

Secretary Hafley read the rezoning application:

Consider the rezoning application of Dart Container to change following parcel numbers #33-06-06-31-151-005, #33-06-06-31-176-002, #33-06-06-31-251-004, #33-06-06-31-302-002, and #33-06-06-31-326-002 in Section 31 containing 38.03 acres of land located at 710 Hogsback Road from A-1 General Agricultural District to I-1 Light Industrial District.

Representing Dart Container was Jeff Hicks, John Alfano and Marsha Zimmerman. Attorney Hicks referenced the Rezoning Application and the accompanying Memorandum in Support for Request for Rezoning and asked the Planning Commission if he should review the memorandum point-by-point or if the Planning Commission would like to proceed with asking questions. Planning Commission selected the later.

- Planning Commission member asked how many new employees. Dart representatives unsure. 200 temporary employees to wrap up in the next 12 months. Anticipate 125 new employees over next 5 years. It should not result in significant increase in truck traffic or noise. There will be some additional truck traffic if new building is constructed for maintenance. Most additional traffic is likely to be first shift.
- Planning Commission member asked about how the property will be used. No site plans currently exist. They are waiting to proceed until zoning request is addressed.
- Planning Commission member asked why rezoning wasn't addressed prior to purchase. Attorney Hicks said that the timeframe to purchase the land was very narrow and did not allow that to happen.
- Planning Commission member asked if Dart owned any other contiguous pieces of property. Mr. Alfano responded that they have a couple of single non contiguous properties.

Public Comment

Attorney Kevin Schumaker represented Leesa Massman of Massman Stables and Roger Massman. Attorney Schmaker emphasized that both Darts and Massmans are good neighbors. He also clearly identified that the issue is the preservation of agricultural zoning which is part of the township's master plan. His client operates a riding stable and potentially having industrial zoning on three sides of her property causes noise and traffic issues that create potential liability for individuals' horseback riding.

Beth Smith made a motion the Planning Commission recommend to the Alaiedon Township Board of Trustees that Dart's Application for rezoning of 38.03 acres be approved. Roger Cook seconded the motion. Motion passed.

Meeting was adjourned 8:59 pm.

Minutes respectfully submitted by Kimberly Hafley