

## Alaiedon Township Planning Commission Meeting Minutes

April 8, 2019

The Alaiedon Township Planning Commission met Monday, April 8, 2019 at the Alaiedon Township Hall for a public hearing.

The meeting was called to order by Vice Chairman Roger Cook at 6:33 pm.

Roll call was taken. Present were Roger Cook, Kim Hafley, Barb Kranz, Matt Oesterle, Bill Schneider, and Beth Smith. Absent was Laurie Koelling. Also present was Township Attorney, Molly Coscarelli of McGinty Law Firm.

Beth Smith moved to approve the agenda. Matt Oesterle seconded. Motion approved.

Beth Smith moved to approve the minutes from the March 18, 2019 meeting. Matt Oesterle seconded. Motion approved.

### Old Business

The Planning Commission is meeting to continue discussion and deliberation of a Special Land Use Permit (SUP) requested by property owner NJ Sanford Properties LLC for Dog Gone Fun to allow owners to operate a Pet Care Facility for dogs during the day, grooming services, obedience classes and overnight boarding which may lead to a recommendation to the Alaiedon Township Board of Trustees.

This property involves parcel # 33-06-06-05-101-005 Section 5 containing .952 acres of land in I-1 Light Industrial District Zoning. This property is located at 2869 Jolly Road, Okemos MI in Alaiedon Township.

Vice Chair Cook invited Planning Commission members to comment. The Planning Commission discussed several topics included safety, drainage, traffic, and parking. Vice Chair Cook allowed public to comment.

Bob Bishop 2853 Jolly Road and president of the Maple Knoll Business Condominium Association shared his specific safety concerns that were also included in his April 8, 2019 letter to the Township.

Beth Smith stated that part of the decision for the SUP is black and white per the zoning ordinance and that the Planning Commission can use stipulations and conditions to address the SUP gray areas. She emphasized that the SUP applicant will still have to follow bylaws of the condo association.

Attorney Coscarelli explained the process if there were a violation. Specifically in this case, the Township would give notice to Ms. Dansby of the alleged violation. There would be a public hearing in front of the Township Board after written allegations were made so that the violator could prepare for the hearing of the alleged SUP violations. The Board would then have to determine in the finding of facts if there is a violation and if yes, if the violation was serious enough to pull the SUP.

Beth Smith made a motion for the Planning Commission to recommend to Alaiedon Board of Trustees to approve the SUP for NJ Sanford Properties for Dog Gone Fun to operate a pet care, grooming services, obedience classes and overnight boarding for canines with the following stipulations:

1. Services allowed are dog daycare, training, grooming and overnight boarding and additional services cannot be added without the applicant coming back to Township for approval.
2. There will be 42 parking spaces and no parking will be allowed outside of the 42 parking spaces.

3. Traffic cannot back up anytime beyond the property line and into the condominium common areas.
4. Traffic generated by Dog Gone Fun will not cause substantial traffic impairment on Condo Drive near Jolly Road.
5. Waste management plan to be implemented to keep odor to a minimum and not adversely impact local businesses.
6. Noise management plan to be implemented to keep barking to minimum.
7. Contingent on having south speed bump at property line for Dog Gone Fun and having SLOW painted on the road at the north end along with speed limit and slow signage with Dog Gone Fun paying for safety plan implementation and maintenance. The plan must be implemented and approved by Township prior to Dog Gone Fun opening. Any changes must be submitted to Township for review and approval.
8. A site plan is provided to the Township Board and approved that includes details as to the how the canine play yard is designed and engineered to manage drainage, wastewater runoff and odor.

Matt Oesterle seconded. Motion carried with 5-yes and 1-no votes.

#### **Public Comment**

Jim Reichenbach 2855 Jolly Road, Okemos expressed his concern about the safety issues the additional traffic posed for unloading his trucks.

Jack Alspaugh 615 W Mt. Hope Ave, Lansing stated he had been driving back to 2869 Jolly Road for 8 years and never has had a traffic problem.

Matt Oesterle moved to adjourn. Bill Schneider seconded. Motion carried. Meeting adjourned at 7:50 pm.

Minutes respectfully submitted by Kim Hafley, Secretary