

Alaiedon Township Planning Commission  
Workshop Meeting  
Monday, August 24, 2020

The Alaiedon Township Planning Commission met Monday, August 24, 2020 at the Alaiedon Township Hall to hold a workshop meeting.

Chairperson Laurie Koelling called the meeting to order at 7:00 p.m.

Roll call was taken. Present were Laurie Koelling, Roger Cook, Beth Smith, Matt Oesterle, William Schneider, and Kim Hafley. Absent was Barb Kranz.

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

Roger Cook made a motion to approve the June 15, 2020 minutes with correction of spelling of ordinance on the 3<sup>rd</sup> line of the second bullet under Old Business. Beth Smith seconded. Motion carried.

#### Old Business

- Final review of Commercial Solar Energy Systems ordinance.
  - Beth Smith will talk with Virginia and the Alaiedon Township Board of Trustees about how we can conduct a Public Hearing and comply with state of Michigan COVID-19 regulations. After the Public Hearing the Planning Commission will make recommendation to Alaiedon Township Board of Trustees.
- Review proposed zoning ordinance administration forms from Landplan. Beth Smith met with Mark Eidelson regarding ordinance administration forms.
  - Mark will add applicant's email address to forms
  - Mark provided Beth three references for Planning Commission to contact regarding the user-friendliness of his forms
  - Beth will talk to Alaiedon Township staff about how many copies of materials is needed, while currently in our existing ordinance, 20 copies seems excessive.
  - Planning Commission wants to update the underlying ordinance and blueprint to professional scale drawing.
  - Planning Commission recommends making forms a writable PDF. Beth Smith will research options available.
  - Mark clarified:
    - Special Use Permits are only needed for commercial, industrial, ag and multi-residential households
    - Owners have to sign off on special use permit – even though the prospective buyer is filling out the forms.
  - Alaiedon Township Staff will need to update "Requirements for a Building and Zoning Permit" reference sheet to reflect the updates to the forms
  - Planning Commission wants to make sure forms are consistent when identifying what constitutes proof of property ownership among the forms
  - Forms need to be reviewed and make sure "floodplain" is one word
  - Beth will call references and get feedback on the forms

- Beth will get back with Mark about the forms after the September 21, 2020 Regular Quarterly meeting.

#### New Business

- Review proposed event barns ordinance from LandPlan
  - Planning Commission agreed that event barns require active agricultural activity
  - Planning Commission engaged in thorough discussion regarding minimum acreage and road frontage. After extensive conversation and discussion on the merits of increasing the minimum number of acres and road frontage, the Planning Commission is requesting a summary from the Alaieton Township office of:
    - How many 10 acre properties
      - Number of properties with more than 600' of road frontage
    - How many 11-15 acre properties
      - Number of properties with more than 600' of road frontage
      - Number of properties with more than 1000' of road frontage
    - How many 16-20 acre properties
      - Number of properties with more than 600' of road frontage
      - Number of properties with more than 1000' of road frontage
  - Planning Commission determined that it wants 150' between property line and Event Barn. Hence the 3<sup>rd</sup> column on the table on page three should read "Distance between an Event Barn and Property Line of Another Lot not owned by applicant."
  - Kim Hafley made a motion to delete the reporting requirement C.11. Roger Cook seconded. Motion carried.
  - Laurie Koelling will access some additional research on event barns ordinances.
- Beth Smith will prepare a grid on what other townships are doing regarding residential solar energy and make available for the September 21 meeting.

Next meeting is September 21, 2020 at 7:00 pm

Matt Oesterle made a motion to adjourn the meeting. Beth Smith seconded. Motion carried. Meeting adjourned at 8:21 pm.

Minutes respectfully submitted by Kim Hafley, Secretary