

Alaiedon Township Planning Commission Meeting Minutes

Public Hearing

December 18, 2017

The Alaiedon Township Planning Commission met on Monday, December 18, 2017 at the Alaiedon Township Hall to conduct a public hearing and conduct its regular quarterly meeting.

The meeting was called to order by chairwoman Laurie Koelling at 7:05 pm.

The Planning Commission members unanimously agreed to elect officers prior to the public hearing. Beth Smith made a motion for Laurie Koelling to serve as chair, Roger Cook to serve as vice chair and Kim Hafley to serve as secretary. Matt Oesterle seconded the motion. Motion approved.

The meeting was suspended until the public hearing.

At 7:30 pm chairwoman Koelling called the public hearing to order.

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

Barb Kranz made a motion to approve the agenda. Matt Oesterle seconded the motion. Motion approved.

Beth Smith made a motion to approve the minutes from the September 18, 2017 meeting. Roger Cook seconded the motion. Motion approved.

Beth Smith reported on the PC's recommendation to the Board regarding the special use permit considered at the August 7, 2017 meeting.

New Business:

Secretary Hafley read the first item for consideration, a rezoning application from Serra Works of Okemos, LLC to change three presently zoned R-1 Rural Residential parcels consisting of parcels #33-06-06-05-200-018, #33-06-06-05-200-019 and #33-06-06-05-200-002 to B-1 General Business for a total of 4.263 acres.

Chairwoman Koelling invited the representatives from Serra Works, LLC to discuss their application. Attorney Patric Parker of Simen, Figura & Parker, PLC introduced the Serra Works team of:

- Joe Serra, primary member of Serra Works, LLC
- Lisa Easterwood of Fleis & VandenBrink Engineering Inc.
- Jim Morgan of Morgan Construction who will be building the new project if approved
- Steve Shaheen, of Serra Works and franchise manager of the dealership

Attorney Parker noted that the rezoning request was consistent with the use identified in the township's master plan which shows this area as business and that the request met all zoning criteria.

Lisa Easterwood reviewed the site plan with the Planning Commission noting:

- Homes have been removed

- Both roads adjacent to the property are public roads under the authority of the Ingham County Road Commission. Serra Works has been in communication with the Road Commission and the spacing with the driveways meets the Commission's specifications. If rezoning and special use permit (SUP) is approved Serra Works will meet with the Commission in January to finalize plans
- Sewer will be served by the City of Lansing
- Water will be served by the Lansing Board of Water and Light
- Storm drains is under Ingham County Drain Commission
- Gas, Electric and Telecommunications will all be the local franchise utilities
- Parking meets all township zoning and includes three categories: 1. Employees, 2. Showroom, and 3. Service
- The current plan meets all setbacks as identified by township zoning ordinances

Chairwoman Koelling invited planning commission members to ask questions:

Hulett Road is subject to Frost Laws, how will that impact unloading of vehicles? Lisa Easterwood responded that they were aware of the Frost Laws and will work with the Road Commission to either reconfigure driveways or to improve Hulett Road.

Per Exhibit C, Item 2.a.iv, what environmental items did Serra Works consider when developing the plan? Joe Serra answered that when they (Serra Works) construct new dealerships, they strive to be as "clean" as they can be and includes all facets of preparation, construction and landscaping.

Per the site map, there is considerable green space at the south end of the property, what are the plans for the space. Joe Serra answered short-term it will likely remain vacant and will likely be turf. Long-term it is available for dealership related expansion which could include another franchise and/or parking for additional sales vehicles. Per Steve Shaheen they are likely to have 200-300 sales cars on the property.

Is the retention pond to scale on the site drawing? Lisa Eastwood responded that it is currently a placeholder and the actual size will come out of future meetings with the Ingham County Drain Commission.

Where car transports access the property and where will they unload? Steve Shaheen said depending upon final plans with the Road Commission, transports will enter on of the two driveways and circle out. They will not be backing up and no loading or unloading will take place on either Jolly or Hulett Roads.

If approved, when is the project slated to be completed. Joe Serra responded that they have a deadline with the Mercedes franchise to have the project completed by June 2019.

Chairwomen Koelling asked if there was any public comment. Tim Pearl of 1533 Downing Street in Haslett and owner of a parcel on Hulett Road inquired why all the trees were cut down. Joe Serra responded that the original plans called for a service facility in the back of the property and in preparation for that plan, they proceeded with cutting the trees. However, the plans were not approved by one of the franchises. Serra stated they would replant after construction. Mr. Pearl also asked about the truck entrance on Hulett and the hours. Steve Shaheen responded that because each car has to be signed for all deliveries are during business hours of Monday – Thursday 7:30 am – 8 pm, Friday 7:30 am – 6 pm, and Saturday 8 am – 4 pm. Cars usually arrive in loads of 2 or 3.

Matt Oesterle made a motion that the Planning Commission recommend to the Alaiedon Board of Trustees that the Rezoning Application submitted by Serra Works of Okemos LLC be approved. Roger Cook seconded the motion. Motion approved.

Secretary Hafley read the second item for consideration, a Special Use Permit Application from Serra Works of Okemos LLC to construct and operate multiple first class new and used automobile sales and service dealership, including an ancillary service facility on the property. Joe Serra asked that the application be amended to delete "including an ancillary service facility on the property" as that building was no longer an option as one of the franchises had not approved it.

Chairwoman Koelling asked if there were any questions. There were none. Planning commission member Bill Schneider did encourage the applicant group to explore the wide range of vegetation and their respective environmental benefits when planning the landscaping for the property.

Beth Smith made a motion that the Planning Commission recommend to the Alaiedon Board of Trustees that the Special Use Permit be approved for Serra Works of Okemos LLC for the development of automotive dealerships. Bill Schneider seconded the motion. Motion approved.

Chairwoman Koelling informed the audience that the Alaiedon Township Board of Trustees will consider the committee's recommendations at the January 8, 2018 meeting.

Public hearing was adjourned at 8:05 pm.

Minutes submitted by Kim Hafley, Secretary