

Alaiedon Township Planning Commission Meeting Minutes

December 19, 2016

The Alaiedon Township Planning Commission met on Monday, December, 2016 at the Alaiedon Township Hall for its regular quarterly meeting and to conduct a Public Hearing to consider a contract zoning permit.

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 , Barb Kranz and Matt Oesterle. Pamela Davies, an attorney from the Hitch Law firm, the township's legal counsel was also present.

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

Beth Smith made a motion to approve the minutes from the September 19, 2016 meeting with correction of two typographical errors. Roger Cook seconded the motion. Motion approved.

New Business:

Secretary Hafley read the public hearing notice:

Consider the Contract Zoning application of Laura Kamel Francis, Donna Schultz and Linda Starrak to change following parcel number #33-06-06-03-200-009 in Section 3 located at 3358 Dobie Road, Okemos MI in Alaiedon Township. This parcel has been approved for division from the 20 acre parcel creating 2 parcels one 5 acre parcel and one 15 acre parcel for the 2017 tax roll. If granted, the contract zoning would change the 5 acre parcel from A-1 General Agricultural District to B-1 General Business District. The 15 acre parcel would remain A-1 General Agricultural.

David VanderKlok, from Intrigue Architects introduced himself, Lisa Kost - Realtor, and Chris and Paula Johnson, the owners of OnTarget Living. VanderKlok presented that the proposed business for the contract zoning area is a business, owned by the Johnson's based on health living. Its owners are authors, dieticians, entrepreneurs, healthy living educators. The reason the Johnsons want this property is they wanted to find a place that reflected healthy living where they can showcase the "how-to" of farm to table growing. If approved they would be gutting the existing structure while keeping the residential character as well as adding 650 square feet to the existing building. VanderKlok suggested that restrictions to the deed of the property could be added to protect the neighbors and the township should the business be sold in the future.

Lisa Kost stated that she arranged a Q & A session for neighbors at the Okemos McDonalds and no one attended.

VanderKlok stated that among area townships and cities Delta and Alaiedon are the only municipalities to not use contract zoning.

Shelley Jackson of 3351 Dobie Road commented that she realized that this is the township's first consideration of spot zoning and that if approved she hopes that the township includes language that restricts activities that concern the neighbors.

Patty Zakowski of 1599 Jolly Road told the Planning Commission that she would like to see strong restrictions to address such matters as what happens if they leave in 2 years and more language about the events with multiple people.

VanderKlok expanded on operations. He explained that kitchen demonstration is not a group presentation but a video crew coming in with sound and video guy taping the presenter showing, how to plant, prep food etc. He emphasized that the Johnsons want to be good neighbors and are willing to include restrictions in the contract zoning that meets the neighbors' concerns.

Chairperson Koelling explained that the question being considered is whether to rezone the property from Agricultural to General Business and whether such action would be consistent with the township's master plan. In the township's master plan this area is supposed to be a residential area.

Attorney Davies commented that whatever the applicant presents is what township considers in terms of restrictions and that the Michigan Zoning Enabling Act does not allow negotiation.

VanderKlok stated that he would like to have the Planning Commission table the application and set up a separate meeting to discuss contract zoning.

Beth Smith stated in the township master plan, we have tried to group areas and this seems like a commercial business that does not fit in that neighborhood.

Chairman Koelling reiterated what the Planning Commission needed to consider is if a business district is appropriate for the location.

Beth Smith made a motion: The zoning request to change the property from A-1 Agricultural to B-1 General Business does not fit master plan and the Planning Commission recommends no zoning change. Bill Schneider seconded. Motion approved. Secretary Hafley abstained.

Chairwoman Koelling emphasized that we welcome businesses to the township and it is important to make sure they located in areas that ensure their success and support the township's master plan.

Matt Oesterle made a motion to adjourn. Barb Kranz seconded. Motion was approved and meeting adjourned approximately at 8:20 pm.

Minutes respectfully submitted by Kimberly Hafley