

## Alaiedon Township Planning Commission Meeting Minutes

February 6, 2017

The Alaiedon Township Planning Commission met on Monday, February 6, 2017 at the Alaiedon Township Hall to conduct a Public Hearing to consider two special use permits.

The meeting was called to order by Chairwoman Laurie Koelling at 7:35 pm.

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

Barb Kranz made a motion to approve agenda. Roger Cook seconded. Motion approved.

Roger Cook made a motion to approve the minutes from the December 19, 2016 meeting with addition of the word "and" on page 2, line 5 between the words "years" and "more." Barb Kranz seconded the motion. Motion approved.

### **New Business:**

Secretary Hafley read the public hearing notice for the first special use permit:

"Consider the SUP application of Tee Tyme to construct a 77 room 38,000 sq. ft. two story hotel on parcel #33-06-06-05-200-039 vacant land at the end of James Phillips Drive on the west side of the road, Okemos, MI. "

Mark Cleary was in attendance for Northcott Hospitality. They have 197 hotels in 23 states. If the SUP is approved this will be the 13<sup>th</sup> property in Michigan. It will be a corporate property. They plan to start construction as soon as approved.

Roger Cook inquired about the approximate room rate. Cleary answered that AmericInn is a moderate range brand with a national average near \$100. Chairwoman Koelling and Roger Cook commended the thoroughness of Northcott's application and adherence to township zoning. Beth Smith noted that the Township is strict on signage size. Cleary asked if the planning commission members had any questions on landscape, he wants to make sure the hotel can be seen from the highway.

Chairwoman Koelling asked if there was any public comment. There was none.

Beth Smith made a motion to recommend to the Alaiedon Township Board of Trustees that the Special Use Permit be approved as submitted. Matt Oesterle seconded the motion. Motion approved.

Secretary Hafley read the public hearing notice for the second special use permit:

"Consider the Special Use Permit application of Dart Container of Michigan LLC to construct and operate a 212,300 sq. ft. office building and a lab building for testing, manufacturing, and research at 710 Hogsback Road, Mason MI."

Todd Arend of Bergman Associates reminded the Planning Commission for the three reasons for the SUP : 1) to construct a building in excess of 20,000 sq. ft. in an industrial district, 2) for production,

processing or testing utilized in the develop or prototyping of a product and 3) plastic molding and extrusion.

Barb Kranz asked what will the net gain in Dart employees will be at the Mason complex. Dart representatives collectively estimated 235. Jeff Hicks of Dart noted that various staff from all buildings on the campus will be relocating to the new facility.

Roger Cook asked about plans to address increase in traffic and Chairwoman Koelling noted that we have two letters from neighbors expressing concerns about traffic and noise.

Jeff Hicks responded that the SAP temporary employees referenced at the last meeting will transition out as projects come to an end. The goal is for more uniform traffic. There is a project to rebuild Cedar Street including putting in deceleration lanes. Timeframe is to have agreements signed in a couple months and to have the project done by end of the construction season 2017.

Kim Hafley asked if there is any plans for staggering start and end times. Hicks said it is something being considered. However, because of the feeder situation where employees for the new building will be coming from different buildings it is hard to determine what that will look like at this time.

Roger Cook asked, if approved, when building will commence. Hicks said they hope to begin as quickly as possible, ideally a ground breaking spring 2017 and the construction will take 12 months.

Chairwomen Koelling noted letters from Viola Cook and Kim Cook-Stewart regarding Dart's proposed new construction. Secretary Hafley read the letters. Chairwoman Koelling asked if there was any public comment. Leesa Massman of 714 Hogsback Road responded.

Massman first addressed one of the concerns in the letter regarding generator noise. Massman said she lives several hundred feet closer to Dart and that in her opinion the generator is not an issue, however it would be helpful to her horse operation to know the generator exercise hours.

Massman stated she appreciates Darts contribution to the community and its efforts to be a good neighbor and she wants to work together. She continued her biggest concern about this project is the use of the driveway and the view. She wants a tree line as promised earlier. She stated that people come to her farm to ride and enjoy the view – not look at a warehouse.

Hicks and Arend stressed that the plan does not include increased use on the driveway easement between Massman and Dart property. Arend showed on the drawings where Dart will be adding the berm. Also Arend showed where they will be adding the berm. The new building will be 60 feet from road. Presently there are plans for 506 parking spaces. There will be a fire road on the north side. Hicks also explained that the loading docks in the new building are for loading and unloading new equipment to test, not production. Additionally Hicks emphasized the plans presented to the township at this time are preliminary and may be revised.

Bill Schneider made a motion to recommend to the Alaieton Township Board of Trustees to approve the SUP for three purposes 1) to construct a building in excess of 20,000 sq. ft. in gross floor area in an industrial district, 2) for production, processing or testing utilized in the development or prototyping of a

product and 3) plastic molding and extrusion with a recommendation that a new traffic study of the area be conducted. Matt Oesterle seconded. Motion carried

Beth Smith made a motion to adjourn. Barb Kranz seconded. Motion was approved and meeting adjourned approximately at 8:12 pm.

Respectfully submitted by Kimberly Hafley