

Alaiedon Township
Planning Commission Meeting Public Hearing
June 17, 2019

The Alaiedon Township Planning Commission met Monday, June 17, 2019 at the Alaiedon Township Hall for a public hearing and its regular quarterly meeting.

Chairman Koelling called the meeting to order at 7:00 pm.

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

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

Beth Smith made a motion to approve the May 13, 2019 meeting minutes with typographical corrections submitted by Beth Smith. Matt Oesterle seconded. Motion carried.

Old Business:

None

New Business:

1. Consider amendment to Zoning Ordinance to prohibit Marihuana Establishments within Alaiedon Township.

Members of the Planning Commission noted there are still many shades of gray regarding Marihuana in Michigan including the commercial sale of Marihuana remains a violation of federal law and the State of Michigan continues to finalize its regulations regarding commercial sale of Marihuana.

Bill Schneider wanted it noted in the minutes that he will not for vote in favor of this amendment. As he looks at Michigan laws regarding the sale of alcohol and tobacco and Marihuana, he cannot make an objective differentiation between the three and therefore cannot support an amendment that bans Marihuana establishments in Alaiedon Township.

Beth Smith made a motion to recommend to the Alaiedon Township Board of Trustees to approve an ordinance to amend Ordinance 103, the Zoning Code for the Township for Alaiedon, by adding Section 20.28 to provide for the prohibition of marihuana establishments within the Township of Alaiedon. The Planning Commission further recommends that the Township gather more information on all other Marihuana-related licenses that could potentially be issued by the state. Matt Oesterle seconded.

Roll Call Vote: Laurie Koelling - Yes. Roger Cook – Yes. Bill Schneider - No. Beth Smith – Yes. Matt Oesterle – Yes. Kim Hafley – Yes.

2. Review solar information for zoning ordinance amendment.

Kim Hafley noted key points from Solar Ordinance presentations at the 2019 MTA conference to include: review township master plan to ensure potential zoning amendments related to solar energy are consistent with the plan, consider requirements for small, medium and large

installations, and look at the various zoning districts and how the addition of solar energy might impact.

Roger Cook shared he saw Mark Edelson while shopping and Mark volunteered to share with the Planning Commission information regarding solar zoning ordinances in other Michigan communities.

Beth Smith stated we need to review what is in our current zoning ordinances regarding solar energy.

Bill Schneider suggested the following framework for evaluating the need for solar energy zoning ordinances to Planning Commission:

	Private Production		Commercial Production		
	Roof-mount	Ground	Ag	Industrial	Business
Placement					
Lot size – min/max					
Setbacks					
Height Restrictions					
Maximum lot coverage					
Fencing					
Landscaping					
Safety					
Noise					
Permits					
Electrical interconnections					
Glare					
Lighting					
Electromagnetic field					
Abandonment					

Topics Planning Commission needs to research:

- Net metering
- Industrial terminology – in particular for when commercial businesses primary use of solar energy is for business operation and term for onsite consumption
- What is a greenbelt?
- Do we want to allow it and if so where?
- Where is 3-phase power in the township?
- What are the potential problems with large solar arrays?
 - Drainage
 - Environmental – weeds – pollinators
 - Wildlife corridors
 - How do solar farms impact community aesthetics and character?

The Planning Commission determined it wants to request approval from the Alaiendon Board of Trustees to have two working sessions to collect more information on solar energy ordinances in Michigan communities. Preferably at the first meeting subject matter experts will include Mark

Edelson, a representative from MSU Extension and solar energy sales representative. At the second meeting, the Planning Commission wants to discuss solar energy with township officials from Delta and Vevay Townships as well as a representative from the Lansing Board of Water and Light.

The Planning Commission determined that it wants to meet frequently to complete the solar zoning ordinance project with a target completion date of January 30, 2020. Potential future meeting dates for working meetings include July 15, July, 22, July 23, and July 24.

There was no public comment.

Matt Oesterle made a motion to adjourn the meeting. Beth Smith seconded. Motion carried. Meeting was adjourned at 8:40 p.m.

Minutes respectfully submitted by Kim Hafley, Secretary