

## Alaiedon Township Planning Commission Meeting Minutes

March 20, 2017

The Alaiedon Township Planning Commission met on Monday, March 20, 2017 at the Alaiedon Township Hall to conduct a Public Hearing to consider a rezoning request.

The meeting was called to order by Chairwoman Laurie Koelling at 7:32 pm.

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

Bill Schneider was absent.

Beth Smith made a motion to approve agenda. Barb Kranz seconded the motion. Motion approved.

Matt Oesterle made a motion to approve the minutes from the February 6, 2017. Beth Kranz seconded the motion. Motion approved.

### **New Business:**

Secretary Hafley read the public hearing notice for the rezoning request.

Present for Michigan Health and Hospital Association was Amy Barkholz – General Counsel, Charlie Johnson and Bill Jackson. Their building is located at 2112 University Park Drive and they are very pleased with this location. They want to expand the building to meet growing staff and meeting space needs. In order to support expansion of office space they realized they needed additional land. MHA has pre-purchase agreements to purchase two parcels (60' x 237' of parcel number #33-06-06-04-226-002 and 60' x 238' of parcel number #33-06-06-04-226-001) providing the parcels can be rezoned from R-1 Rural Residential to GO General Office District.

Ms. Barkholz turned it over to Debbie Davis from Eng Inco engineering firm. Ms. Davis explained MHA wants to rezone so the expansion meets all zoning requirements. She noted there is about 500 feet between existing houses and the new expansion with woods in between. The new addition will not have a negative impact on the rural character home and the lots will still meet all dimension and zoning requirements. Ms. Davis also noted the woods provide a natural buffer and if approved they will be putting in a berm.

Roger Cook asked if height of the new addition will be less than 30 feet tall. The architect said it be 28 feet tall – the same height as the existing building. A second entrance to the parking lot will also be added and already been approved by Ingham County Road Commission.

### **Public Comment:**

Clem Knola of 2047 Jolly Road asked what kind of lighting will be in the parking lot. The architect noted that the lighting for the building and expanded parking lot will match existing style with LEDs. The new lights to not spill any light and the building closes at 5 pm.

Sharon Knola of 2047 Jolly Road inquired about the change of the zoning ordinance from a 200' buffer to a 60' buffer a few years ago. Chairperson Koelling responded at the recommendation of the Alaiedon Township Planning consultant, the Planning Commission did recommend and the Board of Trustees approved reducing the setback. Prior to the change our setback was much larger than most other townships.

Roger Cook made a motion to recommend to the Alaiedon Township Board of Trustees approve the rezoning for a 60' by 237' area (.33 acres) of parcel number #33-06-06-04-226-002 located at the rear of 2035 Jolly Road, Okemos, and a 60' by 238' area (.33 acres) of parcel number #33-06-06-04-226-001 at the rear of 2021 Jolly Road, Okemos, from R-1 Rural Residential to GO General Office. The zoning would change the total .66 acre parcel from R-1 Rural Residential to GO General Office District to be combined with abutting parcel #33-06-04-226-006 located at 2112 University Park Drive, Okemos, MI. The 3.37 acre parcel left of parcel # 33-06-06-04-226-002 and the 3.39 acre parcel left of parcel #33-06-06-04-226-001 would remain R-1 Rural Residential. Matt Oesterle seconded. Motion carried.

Chairperson Koelling noted that the recommendation will be considered by the Board of Trustees on Monday March 27, 2017.

Beth Smith made a motion to adjourn. Barb Kranz seconded. Motion was approved and meeting adjourned approximately at 7:50 pm

Minutes respectfully submitted by Kimberly Hafley.