

Alaiedon Township Planning Commission Public Hearing Meeting Minutes

May 13, 2019

The Alaiedon Township Planning Commission met Monday, May 13, 2019 at the Alaiedon Township Hall for a public hearing.

The meeting was called to order by Chairman Laurie Koelling at 6:33 pm.

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

Beth Smith moved to approve the agenda. Barb Kranz seconded. Motion approved.

Beth Smith moved to approve the minutes from the April 8, 2019 meeting. Matt Oesterle seconded. Motion approved.

New Business

1. Consider and receive public comment on a Special Land Use Permit requested by Forsberg Families LLC for Dog Gone Fun. This property is located on Unit 9 in the Fountain Pointe Office Park on Atrium Drive, Okemos, MI in Alaiedon Township. If granted the Special Land Use Permit would allow the property owners to operate a Pet Care Facility for dog daycare, overnight boarding, training and grooming services. This property involves parcel #33-06-06-05-151-009 Section 5 containing 1.393 acres in a OW Office Warehouse District Zoning.

Deb Dansby provided an overview of the operation.

- There will be a 13,200 square feet building constructed on the site.
- Will not exceed 32 boarding rooms.
- ¾ walls - leaving tops off for mechanical design and limit odor, disease and promote air circulation.
- Grooming services will be available.
- Layout designed to meet OW zoning requirements.
- Parking meets requirements.
- Ms. Dansby will address signage at a later date
- Noise and odor control are the same. Part of controlling noise is controlling dog. Play groups of 20 or less. Rotate play groups outside. Waste Management. – solid waste picked up immediately. Granger will come as needed from daily to as needed.
- Working with Ingham Country Drain Commission regarding dog turf. Same system proposed before but modified for dirt instead of asphalt.

Bob Bishop – Future Media. 2853 Jolly Road expressed his strong concerns about potential noise and odor issues. Mr. Bishop doesn't think these issues have been discussed thoroughly enough. He operates the township's only sound studio.

Roger Cook made a motion to recommend to the Alaiedon Township Board of Trustees to approve the Special Land Use Permit with the following stipulations:

- Services provided are dog daycare, overnight boarding, training and grooming
- 6' solid vinyl fence
- Planting ever green trees to help limit noise
- Dog Gone Fun must apply to amend SUP if they expand services

Matt Oesterle seconded. Motion carried.

2. Consider and receive public comment on a Special Land Use Permit request from Cedar View Professional Park. This property is located on Hogsback Road, Mason, MI in Alaiedon Township. If granted the Special Land Use Permit would allow the property owners to construct 275 different mini storage units of various sizes, consisting of seven buildings built in two phases. This property involves parcel #33-06-06-31-151-010 Section 31 containing 7.42 acres in a B-1 Business zoning.

Mr. Burkholder 800 S Aurelius Road presented his plans for the mini-storage units. Studies show that the area is underserved. Highly unmanned and computerized operation. Staffed about 20 hours a week. Front area has kiosk that is connected to out-of-state call center. They have full layout. 24/7 operation. This concept is working all over the country. Main person for staffing is for on-site tours. Lots of on-site cameras.

Phase 2 to start when Phase 1 fills 60%.

Beth Smith moved to recommend to the Alaiedon Township Board of Trustees that the Special Land Use Permit for Safe Space Self Storage be approved. Matt Oesterle seconded. Motion carried.

3. Receive information for June 17, 2019 Public Hearing.

Matt Oesterle made motion to adjourn. Barb Kranz seconded. Motion carried. Meeting adjourned.

Minutes respectfully submitted by Kim Hafley, Secretary