

Alaiedon Township Planning Commission

Public Hearing and Working Meeting

November 18, 2019

The Alaiedon Township Planning Commission met Monday, November 18, 2019 at the Alaiedon Township Hall to hold a Public Hearing for a Special Land Use Permit and to continue research and discussion regarding a possible solar energy zoning ordinance amendment.

Chairwoman Laurie Koelling called the meeting to order at 7:02 pm.

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

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

Roger Cook made a motion to approve the October 21, 2019 meeting minutes. Beth Smith seconded. Motion carried.

New Business

Consider and receive public comment on the Special Land Use Permit request by property owners Thomas and Diane McNeil. If granted the Special Land Use Permit would allow the property owners to operate a fitness center 24/7 – 7 days a week. This property involves parcel #33-06-06-04-400-006.

Tom McNeil – owner of the parcel and Country House Catering since 1986 stated that he will do some limited catering from the existing kitchen in the back while Trevor and Natala Clough operate a 24-hour a day fitness facility.

Trevor Clough provided a site map on where the equipment would be located. He explained this is an independent gym and not a franchise, that members can access the gym 24/7 with key fobs, they have a full camera system which can be monitored onsite and remotely, they have a system for handling members who abuse the guest policy. Their goal is to be open no later than January 1, 2020.

Mike Cavanaugh, neighbor to Tom McNeil said he does not have any objection to this business.

Roger Cook made a motion that the Planning Commission recommend to the Alaiedon Township Board of Trustees to approve the Special Land Use Permit request providing the site plan for the fitness facility meets fire code. Matt Oesterle seconded. Motion carried.

Roger informed the applicant this would be on the next agenda for the next board meeting. He also reminded the applicant that the township does require sign permits.

Old Business

The Planning Commission started by reviewing the comparison chart of assorted Michigan Township solar zoning ordinances prepared by Beth Smith. After review and discussion, the Planning Commission requests Mark Edelson of Land Plan revise the draft amendment he shared with the Planning Commission to include the following:

- The first section of the ordinance to be Definitions solar energy terms including definition of solar farm.
 - The definition of solar farm is to be any entity where more than 50% of the solar energy produced in a 12-month period is sold.

- Solar farms can be in the following zoning districts
 - B-1 General Business
 - GO General Office
 - OW Office Warehouse
 - I-1 Light Industrial
 - I-2 General Industrial
- Solar farms must apply and receive a Special Land Use Permit
 - Interest parties must submit a completed Solar Farm Special Land Use Permit Application. All sections must be completed prior to a Public Hearing being scheduled.
- Height restriction is 20' above the ground. Roof mounted systems can not be more than 5' above the roof.
- Glare: Must meet FAA requirements.
- Setbacks: Consistent with setbacks for zoning district. Reference Table 3-5 on page 3-10 of Alaiedon Township Zoning
- Placement: Comply with requirements for the zoning district classification.
- Fencing: Provide risk assessment analysis and submit security plan with details on onsite security provisions with SLUP application.
- Landscaping: Greenbelt landscaping and screening to screen entire system from adjacent residents and roadways
- Safety: Must submit safety-risk mitigation plan with SLUP application
- Electrical Interconnections: On site power lines shall be buried except where convert to overhead transmission lines or where prohibited by natural features
- Noise: Shall not exceed 65 decibels at property line-adhere to Table 9-1 on page 9-3
- Electromagnetic Field: Shall identify any electromagnetic fields and communication interference. Setbacks must be adequate to prevent
- Abandonment: If not in operation for 1 year (12 consecutive months) the system must be removed. Detailed decommissioning plan must be submitted in SLUP application. Consistent with information in Section 10.27.B12 and 10.27.C14.
- Lighting: Submit lighting plans as part of SLUP application.

The Planning Commission also wants Mark to draft a Solar Energy Special Land Use Permit Application. The Planning Commission determined it will prepare an introduction to accompany the proposed solar farm amendment outlining the research conducted in the development of the draft solar energy ordinance.

Matt Oesterle made a motion to adjourn. Barb Kranz seconded. Meeting adjourned at 8:37 pm.

Minutes respectfully submitted by Kim Hafley, Secretary