

Alaiedon Township
Planning Commission Meeting Public Hearing
September 16, 2019

The Alaiedon Township Planning Commission met Monday, September 16, 2019 at the Alaiedon Township Hall for a public hearing to consider a Special Use Permit and to continue review of information regarding a possible solar energy zoning ordinance amendment.

Vice Chairman Roger Cook called the meeting to order at 7:30 pm.

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

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

Beth Smith made a motion to approve the August 13, 2019 meeting minutes. Bill Schneider seconded. Motion carried.

Old Business:

None.

New Business:

Planning Commission Secretary read the public hearing announcement.

“Consider and receive public comment on the Special Land Use Permit request by property owners LaFontaine Automotive Group. If granted the Special Land Use Permit would allow the property owners to construct and operate automotive sales temporarily with a mobile office. All infrastructure will be brought to the site consisting of water, sanitary, sewer and electricity. Plans for a permanent facility to come after temporary use ends. This property involves parcel #33-06-06-05-200-039 located on the west side of James Philip Drive north of I-96 consisting of 2.696 acres in a B-1 Business Zoning.”

Trevor Ladd and Gary Laundroche from LaFontaine Auto Group presented plans for the temporary site and spec plans for the permanent site. They noted:

- the temporary lot will not be paved but use crushed stone
- they will install infrastructure including water, sanitary, sewer and electricity
- there will be a minimum of six LED lights on the parking lot
- the temporary office is a sales only office and will likely have five or less employees
- temporary dealership will be Chrysler Dodge Jeep and Ram – permanent dealership will be high-end auto franchise
- they hope to have temporary facility open before year-end.

Vice chair Cook asked if there was public comment. The two members of the public declined.

Beth Smith made a motion for the Alaiedon Township Planning Commission to recommend to the Alaiedon Township Board of Trustees to approve a Special Use Permit for LaFontaine Automotive Group to open a temporary sales facility for 12 months beginning with the issuing of the special use permit. Motion carried.

LaFontaine representatives asked about next steps. Beth Smith noted that the Township Board would consider the motion at the Monday, September 23, 2019 meeting. She also counseled that the site plan needed to be updated to include the lights, they would need to submit a sign permit application for signage at a later date and finally the LaFontaine Group would have to come back to the Planning Commission for a 6-month extension if the temporary office operations were not terminated within 12 months of the SUP being issued.

After reviewing the solar information presented at the last two meetings as well as the Alaieton Township Master Plan (including the five guiding principles identified on page 1-3), the Planning Commission determined:

- It wants to develop a zoning ordinance that addresses individual residential and commercial use.
- It needs additional information to determine how to proceed in regards to ordinances addressing solar farms. Information needed includes
 - Maps with overlays to see various characteristics simultaneously of the township including zoning, elevation, existing land use, future land use, public roads, PA 116 lands, water courses, wetlands, woodlands, farmland resource, elevations and soil types
 - Location of 3 phase electric in the township
 - Detailed review of the materials provided by Harmony Gmazel

The Planning Commission determined it will coordinate with Virginia to attain the above information and set its next meeting for October 21, 2019 at 7:00 pm.

Beth Smith made a motion to adjourn. Bill Schnieder seconded. Motion carried. Meeting adjourned at 9:10 pm.

Minutes respectfully submitted by Kim Hafley, Planning Commission Secretary