

Planning Commission Meeting
Public Hearing
Alaiedon Township Hall
Monday, September 16, 2024
7:00 PM

Minutes

The Public Hearing meeting was called to order at 7:00 p.m. by Chairperson Matt Oesterle.

Roll Call: Present – Matt Oesterle, Bill Schneider, Barb Kranz, Jason Buher, Laurie Koelling, Beth Smith

Absent: Jason Orton

Approval of Agenda: Beth Smith moved to approve the agenda for the September 18, 2024, Alaiedon Township Planning Commission meeting. Laurie Koelling seconded. Motion approved.

Approval of June 17, 2024, Minutes: Beth Smith moved to approve the Minutes from the June 17, 2024, Alaiedon Township Planning Commission meeting. Jason Buher seconded. Motion approved.

Persons from the floor:

Caleb Marquard of Yellowstone Design presented the proposed use and request for the special use permit on behalf of Dr. Kelly Lewis of Riverside Cat Clinic. If granted the Special Use Permit the existing building will be renovated. Parking is sufficient for staff and clients. Clinic is specifically focused on cats only.

New Business:

Consider and receive public comment on the Special Land Use Permit requested by property owner Eyde Ironpoint LLC for Riverside Veterinary Clinic at 2339 Jolly Road, Okemos, MI.

If granted the Special Land Use Permit would allow the operation of a veterinary clinic specializing as a Cat Hospital providing preventive veterinary care, surgery and boarding services for cats only.

This property involves parcel #33-06-06-04-101-001 located at 2339 Jolly Road, Okemos consisting of 2.71 acres in a B-1 Business Zoning.

The Planning Commission had the following questions.

- Any outdoor need/use? Dr. Lewis noted all functions will be within the building, no outdoor use, and that all cats are required to come to the clinic in a carrier.
- How will waste be handled? Dr. Lewis noted animal waste will go into normal trash containers that are on-site. Medical waste will be picked-up by specialized waste company. This waste is in small quantity.
- C. Marquard noted the entire standalone building of 4,340 square feet will be occupied by the clinic.
- How are cremations handled? Dr. Lewis noted these are contracted out.
- Dr. Lewis noted no overnight cat patients. Boarders – accommodate 9 cats and potentially up to 12 max.
- Typically, how many staff on site daily? Dr. Lewis indicated approximately 8-9 staff on site daily.

- Dr. Lewis is relocating from current location on Okemos Road having outgrown this space and no opportunity to expand.
- Will there be retail sales? Dr. Lewis noted very limited such as specialized diet cat food and an occasional collar. Not intending to have much retail.
- Are there any special licensing requirements for the clinic? Dr. Lewis indicated that the X-Ray equipment is inspected annually. No clinic licensing. Veterinarians are licensed.

Caleb Marquard reviewed the space layout and functions within the building including reception, surgical and exam rooms, x-ray, recovery and boarding spaces. 2-B construction.

Matt Oesterle noted that the special use permit action if approved without contingency(s) will apply to the whole parcel (parcel #33-06-06-04-101-001).

Beth Smith motioned to recommend to the Board approval of the Special Use Permit for the Riverside Veterinary Clinic at 2339 Jolly Road, Okemos, MI 48864 with a contingency that this Special Use Permit is restricted to the above referenced address only that is part of parcel #33-06-06-04-101-001. Laurie Koelling seconded. Chairperson Oesterle asked if there was any further discussion or amendment(s).

Barb Kranz motioned to amend the recommendation to include, with the contingency for cats only at 2339 Jolly Road, Okemos, MI 48864. Jason Buher seconded.

- Amendment to the motion passes by majority vote.

Vote on amended motion:

Recommend to the township board to approve SLUP for Riverside Veterinary Clinic to operate a pet care facility on parcel #33-06-06-04-101-001. The approval should be contingent that the SLUP is assigned to address 2339 Jolly Rd Okemos, MI and not the entire parcel (if allowed). The approval of the SLUP is also contingent on allowing only cats to be treated at this time, and any future changes to patient species must be addressed by the planning commission and township board.

- Motion passes by majority vote.

Beth Smith advised Caleb Marquard and Dr. Smith that the next step is that the Planning Commission recommendation will be forwarded to the Board for action. The next Board meeting is October 14, 2024. Mark Clouse, Eyde Ironpoint, LLC inquired if this meeting would take place due to this being Columbus Day. Mark Clouse will follow-up with the Alaieton Township Office to confirm next Board meeting date.

Remy Isdamer, Mirlo Real Estate Partners inquired if wanted to work with dogs in the future what is needed? Beth Smith advised that a new request for a Special Use Permit would be needed.

Public comment: None

Beth Smith provided Board Updates:

- Trails almost completed.
- Columbarium completion date expected October 9.
- A potential zoning compliance issue has been raised regarding the operation of a trucking business at a residence. This may be a broader township compliance issue.

Adjourn: Laurie Koelling made a motion to adjourn the meeting. Beth Smith seconded. Motion passed. Meeting was adjourned at 7:39 p.m.

Minutes respectfully submitted by Barb Kranz, Secretary.