

**ALAMO TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

Held at the
Alamo Township Hall
January 7, 2014

Present: Belden Smith, Newt Covault, Dick Bennett, Pauline Keiser, Dawn Potter-Williams. David Veenstra. New member Michael Lisak.

Others present: Kevin Cardiff, Bldg Dept and 10+

Meeting Call to Order: Chair Covault called the meeting to order with the Pledge of Allegiance at 7:00 pm.

Welcome to new commissioner Michael Lisak and Pauline Keiser new in December.

Roll Call of Commissioners: Belden Smith - present, Dick Bennett - present, Newt Covault - present, Michael Lisak – present, Pauline Keiser – present, Dawn Potter-Williams – present and David Veenstra – present (late).

Approval of Minutes: Motion to approve the minutes of December 3, 2013 as written, by Member Smith and supported by Member Bennett. Carried.

Rezoning Request – Public Hearing

Hubert and Loretta Trolard with Tom and Donna (Trolard) Leetz requesting property at 10451 West D Ave be rezoned from Agricultural to C –1. Tom and Donna Leetz request rezoning to be able to establish their family owned business A.F.S. Countryside Chapels (funeral home). Tom and Donna Leetz would be returning to Michigan where they grew-up, and Donna returning home to Alamo Township. The Leetz currently reside in Illinois where they own and operate a funeral home. The Leetz feel they would add to Alamo Township and be a part of the social structure.

The building structure/funeral home would be approximately 4,000 sq feet with a residence on a second level of approximately 25 ft x 30 ft.

30 parking spaces

1 day services of visitation and service.

Member Smith question of why this site and rezone?

Tom and Donna Leetz moving back home as residents, family property, business would serve everyone, it is a low impact business and would keep the rural atmosphere. Eventually the growth of Alamo will need commercial property.

10451 W D Ave is 2.5 miles from current commercial zoned property

approximately .5 miles from Van Buren County line – current zoned agricultural

Letter read from the Noble Dairy Farm LLC – concern of smell from the fields after spreading of the manure. Noise and inconvenience of tractor and farm equipment for the funeral home.

Public Hearing Closed

Member Potter-Williams made comment as to how West Main evolved from fields to what it has become, but the City of Kalamazoo was to the east of Drake Road for the expansion west.

Member Veenstra commented that spot zoning had not occurred for a long time and this would be spot zoning. The precedence is in the zoning and not the use of the property, once property is zoned the usage is permitted.

Chair Covault commented that the rezoning application made by Mr & Mrs Trolard and Mr & Mrs Leetz is not consistent with the Township Land Use Plan and does not fit in the zoning for that area.

The area is zoned agricultural and to change this to commercial would constitute spot zoning and that is a bad practice to get into. The PC needs to stay on track with the Land Use Plan, there is commercial land in the Township for sale, but it is 2 miles to the east of this property.

Comment was made that it had been suggested to withdraw from rezoning due to the distance from the existing commercial zone.

Motion made by Member Smith to recommend to the Trustee Board to deny rezoning of the land parcel at 10451 West D Ave from Agriculture to C- 1 due to spot zoning. Second by Chair Covault.

Carried by roll call vote: Member Veenstra – yes; Member Keiser – yes; Chair Covault – yes; Member Bennett – yes; Member Lisak – yes; Member Smith – yes; and Member Potter-Williams – yes.

Chair Covault will have rezoning issue put on Trustee Board agenda for January 13, 2014.

Jake Brake and Truck Route Discussion: Member Keiser stated in her research she found that trucks were using the engine and exhaust brakes. Michigan has no rules on jake brakes at the state level. Member Bennett questioned as to enforcement of a rule/regulation or ordinance. Member Smith stated jake brake is not a safety issue but noise issue, without a noise ordinance would not be enforceable. Citizen Al Switzer stated that the issue on 12th Street can be controlled with JBS. Chair Covault suggested that the Trustee Board discuss non-use of jake brakes with JBS and A-I.

Budget: Chair questioned expense of \$235 in the Education account. Citizen Switzer stated that he went to a seminar with the Trustee Board “Teach a Pig to Sing”.

Master Land Use Plan: Discussion of progress. Member Potter-Williams will do changes suggested by members and contact Fire Chief for the updated Fire Department information. Will be on February PC agenda.

Zoning Committee: Update. Kevin Cardiff stated that currently correcting typographical errors, errors and dates – can be done as long as no substance change is done. Member Lisak volunteered to work on this committee.

Citizen Comment: Resident suggested that the vehicle wash in commercial/industrial zoning be split to light and heavy types of washes; light be in industrial and heavy be in commercial.

Commissioner Comment: Chair Covault stated needed to elect officers of PC, not on agenda. Will be on February agenda.

Adjournment: Motion to adjourn made by Chair Covault and supported by Member Smith. Carried.

Meeting Adjourned at 8:45 pm.

Respectfully submitted by

Dawn Potter-Williams, Secretary