



A Rural American Community in Southwest Michigan

7901 North 6th Street, Kalamazoo, MI 49009
269-382-3366 alamotownship.org

ALAMO TOWNSHIP PLANNING COMMISSION MEETING

Tuesday, July 2, 2024
7:00pm

Regular Meeting – In Person
Alamo Township Hall
7901 N. 6th Street
Kalamazoo, MI 49009

1. Call to Order – Chair Emily Gilroy called the meeting to order at 7:03
2. Roll Call of Commissioners – Chair Emily Gilroy, Commissioner Jason Scheffers, Commissioner Tony LoBretto, and Commissioner Ron Feniger were present. Commissioner Matthew Town was excused.
3. Pledge of Allegiance – was said
4. Approval of Agenda – Chair Emily Gilroy made a motion to amend item 6 on the agenda to include the review of “Amendment to Solar and window provisions to reflect Moratorium.” Commissioner Tony LoBretto supported the motion. Motion passed without opposition.
5. Approval of Minutes – Chair Emily Gilroy made motion to approve the June minutes as written. Commissioner Ron Feniger supported the motion. Motion passed without opposition.
6. Public Hearing – Zoning of Museum Property and Commercial vs. Residential and Solar Moratorium. Public hearing was opened at 7:07.

SECTION I Re-zoning of certain identified property in land section 16 (Museum property) Discussion was had amongst the board whether or not re-zoning one parcel to R-1 within several other properties zoned commercially would be considered spot zoning. We understand that several homeowners in the area have verbally requested zoning to be changed to R-1 because the properties are being utilized that way. We believe that several properties within the area of the museum property should be considered for re-zoning. We believe all these properties should be changed together rather than just one parcel. Chair Emily Gilroy made a motion to forward the message to the township board to consider re-zoning several parcels around the area of the museum from Commercial to Residential rather than just the museum parcel.

Commissioner Scheffers supported the motion.

- a. Roll Call: Chair Emily Gilroy – YES
- b. Commissioner Ron Feniger – YES
- c. Commissioner Tony LoBretto – YES
- d. Commissioner Jason Scheffers – YES



ALAMO TOWNSHIP

A Rural American Community in Southwest Michigan

7901 North 6th Street, Kalamazoo, MI 49009
269-382-3366 alamotownship.org

SECTION II : Amendment to Solar and Wind Provisions to reflect Moratorium – We are voting to enact a moratorium on application for utility – grade solar energy and on wind energy installations until November 1, 2024. This section is intended to temporarily replace the zoning ordinance provisions related to utility grade solar and all wind energy while awaiting amendments to reflect the public service commission’s authority thereunder. The planning commission believes that enacting this is in the best interest of our township. Commissioner Scheffers made a motion to approve the Solar and Wind Moratorium. Chair Emily Gilroy supported.

ROLL Call:

1. Chair Emily Gilroy – YES
2. Commissioner Ron Feniger – YES
3. Commissioner Tony LoBretto – YES
4. Commissioner Jason Scheffers – YES

Chair Emily Gilroy made a motion to close the first public hearing at 7:45. Commissioner Jason Scheffers supported. Motion passed without opposition.

7. Public Hearing 2 – Outdoor Storage and Screening Ordinance public hearing. Chair Emily Gilroy opened public hearing number 2 at 7:46.
 - a. The board reviewed the draft presented by J. Johnstone consulting. We did make some suggested changes that Julie will be adjusting. Once she has adjusted, she will be sending to the township board for approval. This will be ready for August’s monthly board meeting. Chair Emily Gilroy made a motion to close the public hearing at 8:03. Commissioner Scheffers supported. Motion passed without opposition.
8. Working Meeting with Julie Johnson over Land Use Plan
 - a. Land Use Plan – Working Meeting – The public survey is complete. We had a good response from citizens which gives direction to the township planning commission while developing the new master plan. Julie spent time reviewing the draft master plan with the planning commission. The master plan will be put on the township website for review. We will also be starting the 63-day public comment period. This is a requirement and allows all county township to provide feedback. The working meeting closed at 8:40
9. Citizen Comments – No comments
10. Commissioner Comments – OUR NEXT MEETING WILL BE ON WEDNESDAY AUGUST 7. Meetings are typically on Tuesdays but elections will be held on our regularly scheduled day.
11. Adjourn – Chair Emily Gilroy made a motion to close the meeting at 8:44. Commissioner Tony LoBretto supported. Motion passed without opposition.

Respectfully Submitted
Jason Scheffers