

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

December 9, 2015

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 P.M. by Chairperson Bryan Zender at the Almont Township /Village Hall, 817/819 N. Main Street, Almont, Michigan 48003. Roll call was taken.

MEMBERS PRESENT: Jean Gross, Fred Hunter, Mark Lauwers, Kim Streeter, Clay Stroup, and Bryan Zender. Also present were Scott Kree from ROWE Professional Services and Cory Mabery, P.E. from Davis Land Surveying and Engineering, PC.

MEMBERS ABSENT: Steve Francis

ALSO PRESENT: 5 guests

CORRESPONDENCE: Presented

MINUTES: MOVED BY STREETER AND SUPPORTED BY LAUWERS TO RECEIVE THE MINUTES FROM NOVEMBER 11, 2015 AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: None Presented

LATE AGENDA ITEMS: Placed after Old Business:

INTRODUCTION: Mr. Brad Bletch, who will become a new Planning Commissioner in 2016 and Mr. Scott Kree who will be filling in for Doug Piggott for a few months

PUBLIC HEARING: None

NEW BUSINESS: None

OLD BUSINESS: #1. SLU Application #15-002 – Escalade Enterprises – Modular Home Sales

Mr. Kree went over the revised plans and updated Planner's review. All items previously noted have been satisfactorily addressed by the applicant.

Mr. Mabery noted that due to late submission he had not had sufficient time to review the engineering calculations but felt that it should not be a problem. Mr. Mabery reminded the applicant and his design professional what was required to be submitted at the pre-construction meeting. Mr. Mabery also reminded the applicant that all easements would need to be recorded prior to any site work being done.

Commissioners noted that though they did not have sufficient time to review all the documents felt that as the revisions were minor in nature and as both the engineer and planner were recommending approval of the site plan were satisfied with those recommendations.

MOVED BY STREETER AND SUPPORTED BY LAUWERS TO APPROVE SPECIAL LAND USE APPLICATION 15-002 AS PRESENTED BY ESCALADE ENTERPRISES FOR THE OUTDOOR DISPLAY AND SALES OF PRE-MANUFACTURED (MODULAR) DWELLINGS NOTING THAT THE SITE (44-001-034-013-08, PARCEL 6) WILL SUPPORT TWO SUCH UNITS CONTINGENT UPON THE SUBMITTED SPECIAL LAND USE PLAN DATED 12/4/2015 AS AMENDED, AND THAT THE HOURS OF OPERATION WILL 8:30 A.M. TO 7:00 PM. MONDAY THRU FRIDAY, SATURDAYS 9:00 A.M. TO 1:00 P.M. AND SUNDAYS BY APPOINTMENT. ALSO THAT THE REPRESENTATIONS DRAWINGS PRESENTED SHALL BE USED TO ENSURE THE CONSISTENCY OF THE SITE MOVING FORWARD.

ROLL CALL VOTE: STREETER – YES, LAUWERS – YES, STROUP - YES, GROSS – YES, HUNTER – YES, ZENDER – YES. MOTION CARRIED

MOVED BY STREETER AND SUPPORTED BY HUNTER TO APPROVE SITE PLAN 15-002, ESCALADE ENTERPRISES CONTINGENT UPON THE SUBMITTED SITE PLAN DATED 12/4/2015 AS AMENDED, INCLUDING SIGN APPROVAL AND THAT THE OUTDOOR LIGHTING AND TREE HEIGHT BE CONSISTENT WITH THE TOWNSHIP ZONING ORDINANCE, AND THAT ALL REMAINING ENGINEER AND PLANNER COMMENTS ARE ADDRESSED. ALSO THAT THE REPRESENTATION DRAWINGS PRESENTED SHALL BE USED TO ENSURE THE CONSISTENCY OF THE SITE MOVING FORWARD.

ROLL CALL VOTE: STREETER – YES, HUNTER – YES, GROSS – YES, STROUP – YES, LAUWERS – YES, ZENDER – YES. MOTION CARRIED.

OLD BUSINESS CONTINUED: #2. Review draft amendment to Article 20 + Table of Uses

Planning Commissioners requested that discussion of the proposed amendments to Article 20 + Table of uses be postponed until the January 13, 2016 meeting. Also requested was that the public hearing for the revisions to the zoning ordinance as proposed be held at the January 2016 meeting.

LATE AGENDA ITEMS: Chairman Zender noted that as there were two new arrivals to the meeting and he asked that the Planning Commissioner's amend the agenda and allow the members of Cannacopia to present their operations plan. Consensus of members agreed.

Mr. Mike Lumetta introduced himself and his partner Marty Caballero. Mr. Lumetta noted that he and Mr. Calballero would like to buy land and build a "cultivation operation" which if approved would allow them to grow and operate a retail marihuana provisioning center. Mr. Caballero noted that he and his partner would secure all appropriate permits/licenses as the State of Michigan, County of Lapeer, and Township of Almont require. Mr. Calballero noted that the Bill has not as yet passed the State Senate, but had every hope that it would. Commissioners thanked Mr. Lumetta and Mr. Calballero for their presentation and noted that if the bill passed the Senate they would consider their proposal when it was officially submitted.

Mr. Kree of ROWE Professionals noted that ROWE did not feel there was any need for the township to consider the request for provisioning centers until HB4209 or any related bills are passed. If HB4209 passes, then the Township could decide as to the best course of action based on the conditions of the bill.

REPORTS: Planner - N/A

Engineer – N/A

Zoning Board of Appeals – N/A

Zoning & Building –November report submitted via email

Planning Commission General Comments - Commissioner Streeter noted that she would prefer to get her packet all at once and not piece meal. It was suggested that when motions are made to place a new agenda item at the next meeting under Old Business, the Commissioners need to be specific as to when all additional documents need to be submitted to the Zoning Administrator. Even when the applicant is automatically placed on the next agenda, it does not excuse the applicant from complying with any timelines as set forth in the submittal application procedures.

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Proposed Agenda for January 13, 2016: Public Hearing: Proposed amendments to Zoning Ord. 39

New Business: 2016 Open Meetings Resolution

Old Business: Draft amendments to Article 20 + Table of Uses

Elections: Chair, Vice Chair, Secretary

Chairman Zender and the Commissioners thanked Fred Hunter for his years of service and invited him attend a meeting when he is available.

**MOVED BY STREETER AND SUPPORTED BY HUNTER TO ADJOURN. MOTION CARRIED. MEETING
ADJOURNED AT 8:20 P.M.**

Respectfully Submitted by ,

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary