

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

May 13, 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: Steve Francis, Jean Gross, Mark Lauwers, Kim Streeter, Clay Stroup, and Bryan Zender. Also present was Doug Piggott from ROWE Professional Services.

MEMBERS ABSENT: Fred Hunter arrived at 7:11 p.m. Excused was Cory Mabery, P.E. from Davis Land Surveying and Engineering, PC.

ALSO PRESENT: 8 guests

CORRESPONDENCE: Presented

MINUTES: MOVED BY FRANCIS AND SUPPORTED BY LAUWERS TO RECEIVE THE MINUTES FROM APRIL 8, 2015 AS CORRECTED. MOTION CARRIED.

PUBLIC COMMENTS: None offered

LATE AGENDA ITEMS: 1. Outlaw Precision Weaponry – possible assembly and sales of firearms, etc.

Chairman Zender noted that he was excusing himself from this agenda item as he is the owner of the building where Outlaw Precision Weaponry wants to lease space from Mr. Zender 's other tenant D. Mroz of Oz Motorsports. Mr. Zender stepped away from the table at 7:06 p.m. and relinquished the chair over to Vice-chair, Kim Streeter.

Mr. Steve Williams, owner of the business proposed, explained that his business is a small scale manufacturer of sporting rifles, as well as sales, gunsmithing services, parts and accessories. Under his ATF application for a 07 type license he would be allowed to assemble and sell firearms.

Mr. Piggott noted that under section 17.01 of Article 17, the assembly/manufacturing of firearms may be permitted if the Commissioners all agreed that said operation was appropriate in an industrial zoned district and met the requirements permitted under said section.

LATE AGENDA ITEMS:

Outlaw Precision Weaponry – possible assembly and sales of firearms, etc. Continued:

Discussion followed on the whether the use of assembly/manufacturing of firearms and the selling of such was a permitted use or should it be considered a special land use. Since the ordinance was silent on the manufacturing of firearms and noting that the retail sales would be open to the public the Commissioners agreed that there were two issues to be considered. Mr. Zender was reminded that as owner of the property and building he would need to participate in the hearing and would also need to sign the application, thereby granting approval to Mr. Williams to seek special land approval.

MOVED BY FRANCIS AND SUPPORTED BY LAUWERS THAT THE APPLICANT OUTLAW PRECISION WEAPONRY (STEVE WILLIAMS) NEEDS TO APPLY FOR SPECIAL LAND USE APPROVAL SO THAT THE USES OF ASSEMBLY/MANUFACTURING OF FIREARMS IS CLARIFIED AS A PERMITTED USE AND THAT THE RETAIL ASPECTS OF THE PROPOSED BUSINESS BE DEFINED. ROLL CALL VOTE: FRANCIS – YES, LAUWERS – YES, HUNTER – YES, STROUP – YES, GROSS – YES, STREETER YES. MOTION CARRIED.

Mr. Williams asked if the Planning Commission could waive the application fees. Vice-chair Streeter explained that the Planning Commission does not have the authority to waive any fees associated with applications before the Planning Commission.

Streeter relinquished to meeting over to Chairman Zender. Chairman Zender returned to the table at 7:35 p.m. to chair the rest of the meeting .

2. Possible vehicle sales at 4701 Van Dyke

Zoning Administrator Lloyd, explained that the township office had been approached by a used vehicle dealer who had asked if he could sell cars at 4701 Van Dyke. During the '50's and 60's the site had been the location of a Chevy dealer. At that time the site was zoned commercial. The site was rezoned to Industrial in the late 60's or early 70's after the Chevy dealership vacated the site. Commissioners agreed that due to the current zoning special land use approval would be required to allow for a used car lot.

INTRODUCTION: None

PUBLIC HEARINGS: None

NEW BUSINESS: 1. Review Article 4 – Site Plan Review Requirements and Procedures

Planner Doug Piggott reviewed the proposed changes to Article 4. A draft copy of the changes as agreed upon by the Commissioners will be presented at the June 10th meeting.

New Business Continued: 2. Review Article 19 – Final Revisions Draft

Planner Doug Piggott presented the final draft to Article 19. Commissioners agreed to wait until all proposed changes to the zoning ordinance are completed before presenting them to the public.

Reports:

Planner- None

Engineer: None

Zoning board of Appeals – None

Zoning & Building: Update on Reliable Compactor Service, which has relocated from Romeo to Almont at 3860 Van Dyke (formerly Metro Sanitation), was presented. The new business will be notified to store all machinery, vehicles, etc. behind the fenced-in area.

Planning Commission – General Comments: Trustee/Commissioner Streeter notified the Commissioners that the Township Board adopted two new regulatory ordinances - No. 63 Noise and No. 64 Blight.

Proposed Agenda – June 10, 2015 : Old Business: Review proposed draft amendments to Article 4
New Business: Review proposed amendment to Article 5

**MOVED BY LAUWERS AND SUPPORTED BY FRANCIS TO ADJOURN THE MEETING AT 8:52 P.M.
MOTION CARRIED**

Respectfully submitted by:

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary