

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

November 11, 2015

The regular meeting of the Almont Township Planning Commission was called to order at 7:04 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, Fred Hunter, Mark Lauwers, Kim Streeter, Clay Stroup, and Bryan Zender. Also present were Doug Piggott from ROWE Professional Services and Cory Mabery, P.E. from Davis Land Surveying and Engineering, PC.

MEMBERS ABSENT: None

ALSO PRESENT: 10 guests

CORRESPONDENCE: Presented

MINUTES: MOVED BY FRANCIS AND SUPPORTED BY HUNTER TO RECEIVE THE MINUTES FROM OCTOBER 14, 2015 AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: None received.

LATE AGENDA ITEMS: Pre-Application Request from Adam Thomas/Puzzuoli Group III was placed under New Business

INTRODUCTION: N/A

PUBLIC HEARING: SLU Application #15-002 – Escalade Enterprises – Modular Home Sales

Mr. Rick Duthler of Duthler Surveying explained that the intent of the business is to setup two modular home models that would be displayed for the public to view. One of the houses would be placed on a wood basement with an attached garage that would serve as an office. There would be one other model that would be placed on blocks and could be easily removed when the owners wanted to display a new model. Duthler explained the site features which included a detention pond that would allow for sheet flow of the excess water.

Mr. Piggott of ROWE Professional Services presented his review noting that the drawings would need to be sealed and sign by the design professional, exterior lighting needed to be clarified, the

SLU Application #15-002 – Escalade Enterprises – Modular Home Sales Continued:

acreage needed to be noted on the site plan, and that the zoning to the north of the subject parcel needed to be identified.

Chairman Zender opened the hearing to the public at 7:14 p.m.

Due to the fact that the Planning Commissioners were having a hard time reading the 8" x 11" size print of the site, Chairman Zender called for a break at 7:15 p.m. thereby allowing the recording secretary to make 11" x 17" size copies of the site plan. Meeting was called back to order at 7:22 p.m.

Mr. Mabery, PE of Davis Land Surveying & Engineering went through his review. Items noted for additional attention were: trash dumpster was not required if the Commissioners agreed, soil borings results were required to be submitted, approval from MDOT regarding drive access needed to be submitted, drainage easement approval, loading and unloading area needs PC approval, landscaping needs PC approval, lighting needs to be defined as to location, type and amps, storm water calculations, typical elevations plans for proposed models, and approved surface materials.

Chairman Zender asked for public comments. None were offered.

Commissioners offered their comments. Noted were the need for lighting, landscaping, sidewalk easement, elevation plans and sign approval. Hours of operation were noted as Monday thru Friday as 8:30 a.m. to 5/7 p.m. , Saturdays 9 a.m. to 1 p.m. , and Sundays by appointment. The hours may change depending on the time of year or as their business need change. There will be three agents that will alternate during operation hours.

Chairman Zender closed the public hearing for SLU 15-002 at 8:25 p.m.

MOVED BY FRANCIS AND SUPPORTED BY LAUWERS TO TABLE SPECIAL LAND USE APPLICATION 15-002 UNTIL DECEMBER 9, 2015 THEREBY GIVING THE APPLICANT TIME TO MAKE THE NECESSARY REVISIONS AND SECURE THE REQUIRED INFORMATION/DOCUMENTATIONS. MOTION CARRIED.

NEW BUSINESS: Pre-Application Request Form – Adam Thomson/Puzzuoli Group III, LLC

Mr. Thomson noted that he wanted to lease at least 3 parking spaces from Thumb Gun & Outfitters (5945 Van Dyke) to display vehicles for sale. Chairman Zender and Commissioner Francis read the State of Michigan requirements for the selling of used vehicles. Mr. Puzzuoli noted that he did not have the space in his store for Mr. Thomas to use or to keep his files. Mr. Thomson noted that he was not aware of the requirements and therefore was withdrawing his request.

OLD BUSINESS: 1. Review draft amendments to Article 5, Section 5.06 – Change in Ownership.

Mr. Piggott went through the proposed amendment. Discussion followed on how to get this section on public records so that any new owner of a Commercial and/or Industrial zoned property that had special land approval would know to come in and meet with the Planning Commission. Consensus of Commissioners agreed to the language. Amendments to Article 20 + Table of Uses will be placed on the December agenda.

2. Proposed Revision to Article 2, Section 2.02.3 Building Height

Discussion was held on the various suggested requirements from surrounding communities. Consensus of Commissioners agreed to allow a 16 foot high end wall and no more than 29 feet to the peak. Mr. Piggott will put together all the amendments that have so far been reviewed by the Planning Commission for a public hearing in January 2016.

REPORTS: Planner - N/A

Engineer – N/A

Zoning Board of Appeals – N/A

Zoning & Building – October report submitted via email

Planning Commission General Comments - Commissioner Hunter noted that due to business responsibilities he would not be accepting another term and that December (if he is available) would be his last meeting.

Proposed Agenda for December 9, 2015: Old Business:

SLU App 15-002 - Revisions

Draft amendments to Article 20 + Table of Uses

**MOVED BY LAUWERS AND SUPPORTED BY FRANCIS TO ADJOURN. MOTION CARRIED. MEETING
ADJOURNED AT 8:54 P.M.**

Respectfully Submitted by ,

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary

