

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

JULY 9, 2014

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 P.M. by Chair Steve Francis 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 Professionals Services, and Cory Mabery, P.E. from Davis Land Surveying and Engineering, PC.

MEMBERS ABSENT: None

ALSO PRESENT: Approx.15 guests

CORRESPONDENCE: None presented.

MINUTES: MOVED BY ZENDER AND SUPPORTED BY HUNTER TO RECEIVE THE MINUTES FROM JUNE 11, 2014 AS PRESENTED. MOTION CARRIED.

LATE AGENDA ITEM: None offered.

INTRODUCTIONS: None offered.

PUBLIC HEARING: #14-002 – Special Land Use Application – S.T. E. (4310 Van Dyke)
Sect. 16.02 – Outdoor display/storage

Chairman Francis noted that because not all notices got mailed, the public hearing for Application 14-002 was being re-heard, thereby giving all property owners within 300 feet of 4310 Van Dyke an opportunity to attend the meeting and offer any comments relating to the applicants' petition.

Chairman Francis noted for the record that the public hearing for Special Land Use application 14-002 was opened at 7:03 P.M.

Mr. Peter Murad., was present along with Mr. Wilson of Wilson Architects to represent their clients S.T.E. (Southern Truck Equipment). Mr. Murad addressed the comments from both the engineer, Mr. Cory Mabery, P.E. and the planner, Mr. Doug Piggott. Mr. Murad noted that the plans had been revised to reflect their comments, but noted that his clients were still requesting that the display and storage areas be allowed to be graveled and not paved.

PUBLIC HEARING: #14-002 Continued:

Comments from residents from the neighboring residential private road "Old Farm Trail " were heard. Concerns were expressed on the proposed landscaping to the west, which borders their properties. Mr. Murad explained that additional 8 foot trees will be planted to help in the screening between the two sites. Questions were asked on what is a special land use and if it has a time limit. It was explained that the site was not being re-zoned but instead was being considered to allow for a use that is not permitted by right. The special land use is attached to the property and not the applicant. Hours of operation were discussed. The owners have noted that they will open 6 days a week from 7am to 7pm with hours up to Midnight during the winter in case emergency repairs need to be performed on snow plow trucks. Concerns were also expressed on the possible noise level, containment of hazard materials such as oil, grease and other products used in the course of S.T.E's business, lighting, smell, water drainage, and what is exactly the scope of S.T.E's business.

Tony Androsuk of S.T.E. stated that S.T.E's prime business is the selling and installing of equipment on heavy duty commercial trucks. No work will be done outside of the buildings, and the buildings will be insulated with spray foam for energy purposes as well as sound.

Mr. Cory Mabery gave his review noting that there is to be 3 rows of trees along the western property line instead of the current two. A variance will be required from the proposed gravel parking , storage, and display areas. It was also recommended that the dumpster be relocated due to concerns expressed by Fire Chief Smith. Lengthy discussion followed on the proposed fence and its height.

Mr. Piggott went through his review noting the same planning concerns as the engineer's .

Chairman Francis asked for any new comments. Hearing none Chairman Francis closed the public hearing for Application 14-002 at 8:29 p.m.

Discussion was held on the site plan by the Planning Commissioners. It was noted that because it is a new sign, the sign application will need to be brought back to the Planning Commission for approval. Commissioners also requested that a light plan be provided noting the intensity, number of lamps, etc. for the lights existing and proposed. Hours of operation need to be noted on the site plan. If variance is not granted, new calculations for the pond will need to be provided. The loading and unloading area needs to be adjusted to accommodate the size of trucks and equipment that will be stored in the rear. Due to the discussion on the fence, a revised plan will need to be submitted noting the changes in location and height and material that will be used on the fence for screening. No stacking of equipment or other products will be allowed so that it is higher than the fence. A note is to be added to the site plan noting the number and type of equipment that will be displayed in the front. Revised engineering calculations will be required if variance is not granted to accurately reflect the drainage. And a variance will be required on employee parking, if the applicant wishes to reduce the number as required by the ordinance. A variance will also need to be granted if the applicant does not want to install curbs and gutters. Also discussed was the need to control any possible dust created by the gravel areas.

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PUBLIC HEARING: #14-002 Continued:

MOVED BY STREETER AND SUPPORTED BY GROSS TO POSTPONE A DECISION ON THE PROPOSED SITE PLAN AND SPECIAL LAND USE FOR APPLICATION 14-002 UNTIL THE NEXT REGULAR MEETING IN ORDER TO PROVIDE THE APPLICANT THE OPPORTUNITY TO PROVIDE AN UPDATED SITE PLAN AND UPDATED INFORMATION REGARDING THE REQUESTED SPECIAL LAND USE. MOTION CARRIED.

NEW BUSINESS: N/A

OLD BUSINESS: Sign Ordinance 2.21

Chairman asked that this issue be postponed until the August 13, 2014 meeting due to the lateness of the hour. Consensus of Planning Commissioners agreed. Chairman Francis asked that the members read the samples that were provided by Mr. Piggott.

REPORTS: Planner: Mr. Piggott asked if the new format of his reports were more to the Commissioners liking. Commissioners asked that the review be kept simple. Any outstanding issues need to be noted while those in compliance need not.

Engineer: No report.

Zoning Board of Appeals: Commissioner Stroup gave a brief report noting that 2 variances were granted (VRD and the Village of Almont) and one was postponed until August 20 thereby giving the applicant time to submit corrections to his site plan. Zoning districts were classified for the use "Emergency Services" which is not identified in the zoning ordinance. The Planning Commission is to address any conditions they feel are necessary regarding said classifications.

Zoning & Building: The Building/Zoning Departments have been very busy.

General Comments: Hunter questioned the new pre-owned auto sales at 4516 Van Dyke. As the site was already approved for said use and as no major revisions were to be made on the site, only Administrative approval was needed.

Proposed Agenda items for August 13, 2014: Old Business: Application 14-002 - S.T.E.

Sign Ordinance Review

New Business: "Emergency Service Uses"

Respectfully submitted by:

Ida L. Lloyd

Ida L. Lloyd,
Recording Secretary

