

# Almont Township

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## ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

NOVEMBER 12, 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 was Mr. Doug Piggott from ROWE Professionals Services

**MEMBERS ABSENT:** Cory Mabery, P.E. from Davis Land Surveying and Engineering, PC.

**ALSO PRESENT:** 7 guests

**CORRESPONDENCE:** Presented by Chairman Francis.

**MINUTES: MOVED BY STREETER AND SUPPORTED BY LAUWERS TO RECEIVE THE MINUTES FROM OCTOBER 8, 2014 AS PRESENTED. MOTION CARRIED.**

**LATE AGENDA ITEM:** None offered.

**INTRODUCTIONS:** None offered.

**PUBLIC HEARING:** None Scheduled.

### **NEW BUSINESS: #1. Pre-Application Request – Jake Oliver**

Mr. Jake Oliver an Almont Township resident presented a proposal for a sports club for youth, primarily concentrating on baseball. Mr. Oliver had approached Mrs. Penny Richardson-Bristol in hopes of developing the sports club in her vacant barn which is located at 5639 Van Dyke. The property on which the barn is located is zoned C-3 (General Commercial).

Mr. Doug Piggott went through his review noting that the proposal of the sport club would be permitted by right under the current zoning, but noted that a site plan would need to be submitted. All pertinent information would need to be placed on the site plan such as parking, loading/unloading spaces, landscaping, screening of adjacent residential property, screening trash receptacles, exterior lighting and signage.

**Pre-Application Request – Jake Oliver Continued:**

Consensus of the Planning Commission members agreed with the idea of the sports club, but noted that the property would need to comply with all appropriate articles of the Zoning Ordinance and applicable building codes.

Mr. Oliver noted that the cost of bringing the property up to code would be too costly and therefore would not be pursuing the sports club at this time. Mr. Oliver noted though he may purchase the barn for his own private use.

**#2. Site Plan Application 14-004 – Square Deal Building Supply – 3600 sq. ft. accessory/storage addition**

Mr. George Tencza of Superior Contracting Group LLC noted that Square Deal Building Supply would like to construct a 3,600 sq. foot accessory structure to hold excess building material .

Mr. Doug Piggott went over his review noting that the site plan needs to be amended with the following:

- to be professional sealed
- have the street address added
- note expansion of outdoor storage with fence
- note whether or not there will be additional lighting added
- Note surface drainage pattern

Discussion followed by the Planning Commissioners.

**MOVED BY STREETER AND SUPPORTED GROSS TO APPROVE SITE PLAN APPLICATION 14-004 SUBJECT TO THE FOLLOWING: AN UPDATED SITE PLAN IS TO BE SUBMITTED TO THE BUILDING DEPARTMENT DEPICTING THE SITE AS IT CURRENTLY EXISTS AND THAT ALL STORAGE AND DISPLAY AREAS, AND SCREENING AND LIGHTING IS ACCURATELY SHOWN. MOTION CARRIED.**

**OLD BUSINESS: #1. Sign Ordinance 2.21 – Creative/Special Event Signs.**

Mr. Piggott presented his review regarding the proposed changes to the sign ordinance. Lengthy discussion followed on what would be the best solution to creating a provision that would allow for “creative” or “special” signs. Mr. Piggott was asked to create language for creative signs that would be reviewed by the Planning Commission at the next meeting.

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**REPORTS:**

Planner: Mr. Piggott provided Rowe's suggested amendments to Article 2, and Article 19. The Commissioners agreed to review Article 2 and later review Article 19 at their next meeting. As suggested amendments were made to Subsection D.2.c, Subsection 2.e.i, Subsection d.8, Subsection F.1, Subsection G.1, and Subsection J.1.

Engineer: N/A

Zoning Board of Appeals: N/A

Zoning & Building: Verbal update was presented.

Planning Commission: Unless there is new and pressing business, consensus of commissioners agreed to cancel December 10, 2014 meeting.

**MOVED BY ZENDER AND SUPPORTED BY STREETER TO ADJOURN. MOTION CARRIED. MEETING WAS ADJOURNED AT 9:24 P.M.**

Respectfully Submitted by

*Ida L. Lloyd*

Ida L. Lloyd,

Recording Secretary