

Almont Township

819 N. MAIN STREET
ALMONT, MICHIGAN 48003
Phone 810-798-8521/Fax 810-798-7097
www.almonttownship.org

ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

SEPTEMBER 10, 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: Doug Piggott from ROWE Professionals Services.

MEMBERS ABSENT: None

ALSO PRESENT: Approx.6 guests

CORRESPONDENCE: None presented.

MINUTES: MOVED BY STREETER AND SUPPORTED BY ZENDER TO RECEIVE THE MINUTES FROM AUGUST 13, 2014 AS CORRECTED. MOTION CARRIED.

LATE AGENDA ITEM: None offered.

INTRODUCTIONS: Mr. Pete Rayl of Northbound Auto Repair (4632 Van Dyke) asked if he could present his sign application. As this was not on the agenda, the Commissioners stated that they could not approve the partial submission, but encouraged him to make full submission and be placed on the agenda for October 8, 2014. The Planner Mr. Doug Piggott requested that the setback measurements be noted on the plot plan.

PUBLIC HEARING: None scheduled

NEW BUSINESS: 1. Pre-Application Request – Redline Motor Group Variation to existing site.

Mr. Tamar Shaker owner of Redline Motor Group was present along with Mr. Ed Blake owner of the property know as 4516 Van Dyke. Mr. Shaker stated that in an effort to create three extra display spaces for his previously owned vehicles had striped a 20 foot by 35 foot section of grass and laid down geo-fabric and then placed limestone over the geo-fabric. Mr. Shaker stated that he had made this change after his approved occupancy; and as he felt that this was a minor change to the site, he asked that the Planning Commission consider this under Article 4, Section 4.02.2 and waive the site plan submission requirements.

NEW BUSINESS: 1. Pre-Application Request – Redline Motor Group Variation to existing site continued:

Discussion followed on the pros and cons of the site and whether or not the improvement should be paved.

MOVED BY STREETER AND SUPPORTED BY GROSS TO ALLOW THE ADDITION OF THREE SALES SPACES AT 4516 VAN DYKE BASED ON THE FACT THAT IT IS A MINOR CHANGE TO THE SITE PLAN. NO ADDITIONAL CHANGES TO THE SITE PLAN WILL BE MADE WITHOUT BUILDING DEPARTMENT AND/OR PLANNING COMMISSION APPROVAL. THE APPROVAL IS BASED ON PRIOR APPROVAL THAT WAS GRANTED BY THE TOWNSHIP SUPERVISOR AND THE ZONING ADMINISTRATOR AT THE TIME OF OCCUPANCY. MOTION CARRIED.

2. Pre-Application Request – Michael A. Puzzuoli – 5945 Van Dyke – Change of occupancy/Use

Mr. Michael Puzzuoli was present requesting approval on his proposed change of use at 5945 Van Dyke. The original approval of the site was a special land use approval for Apple Valley Auto Sales. Mr. Puzzuoli is proposing a sports store which would carry hunting related items such as: clothing, firearms ammunition, camping gear, bows, arrows, etc. Mr. Puzzuoli noted that he was in the process of purchasing the building and land and was aware that the site needed to be completed as far as adding a dumpster enclosure, putting the second and final lift on the paving and finishing the landscaping. Mr. Puzzuoli also noted that he would need to erect a new sign which would need to be approved by the Planning Commission.

Discussion followed regarding the site plan and the change of use. Planning Commissioners agreed to allow an overlay noting what changes Mr. Puzzuoli will be making and to define the use as a “generally recognized neighborhood retail business”. (Article 14, Section 14.01.1)

OLD BUSINESS: Sign Ordinance 2.21

Pursuant to the Planning Commissioners affirmation not to make any changes to the current sign provisions, except to explore a section on “creative-display” signs, the Planning Commissioners requested that the sign ordinance be enforced by the Township.

REPORTS:

Planner: Mr. Piggott noted that ROWE PROFESSIONAL SERVICES continues to review the Township’s present ordinance. Suggested amendments will be made to clarify and simplify as soon as the review has been concluded.

REPORTS: continued

Engineer: N/A

Zoning Board of Appeals: Commissioner Stroup submitted a verbal report. On August 20, 2014, the ZBA granted a variance from Article 2, Section 2.02.3. The variance allows for an accessory building to be built in a non -required front yard.

Zoning & Building: Written report was submitted for August 2014. Pursuant to a request, the Planning Commission was asked to review "cottage businesses".

Planning Commission General Comments: Streeter requested that all ZBA agendas be emailed to the PC members.

Zender requested that all new businesses whether they are permitted by right or not be brought before the Planning Commission for review and approval if necessary.

Proposed October 8, 2014 agenda: New Business: New Sign – 4632 Van Dyke

Old Business: Sign Ordinance 2.21 – Proposed amendment
Creative –Display Signs

Cottage type businesses

**MOVED BY ZENDER AND SUPPORTED BY LAUWERS TO ADJOURN. MOTION CARRIED. MEETING
ADJOURNED AT 8:55 P.M.**

Respectfully submitted by:

Ida L. Lloyd

Ida L. Lloyd,

Recording Secretary

