

# Almont Township

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## ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

APRIL 8, 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:** Excused were: Fred Hunter and Cory Mabery, P.E. from Davis Land Surveying and Engineering, PC.

**ALSO PRESENT:** 5 guests

**CORRESPONDENCE:** Presented

**MINUTES: MOVED BY FRANCIS AND SUPPORTED BY GROSS TO RECEIVE THE MINUTES FROM FEBRUARY 11, 2015 AS PRESENTED. MOTION CARRIED.**

**LATE AGENDA ITEM: 1. New Sign at 3903 Van Dyke (American Tree)**

Dave Mc Carius and Gary Gebhardt from Signs by Crannie were present along with the owner of American Tree Nursery. Mr. Gebhardt explained that a new sign was proposed that would have a top sign plus a LED sign. The total square footage of the signs equals 92.6 square feet. The height of the sign is 22.6 feet. These measurements are within the guidelines of the sign ordinance.

Planner Doug Piggott noted that operator needs to be aware of the density for the LED sign. Commissioners discussed the front setback measurement. It was noted that a telephone pole may prevent the applicant from taking advantage of the zero setback that is currently allowed.

**MOVED BY FRANCIS, AND SUPPORTED BY LAUWERS TO APPROVE THE SIGN APPLICATION AS PRESENTED FOR 3903 VAN DYKE, AMERICAN TREE, NOTING THAT THE APPLICANT MAY USE THE ZERO SETBACK FROM THE ROAD RIGHT-OF WAY. MOTION CARRIED.**

**LATE AGENDA ITEM CONTINUED:**

2. Shed at 5945 Van Dyke – Thumb Gun & Outfitters (Mike Puzzuoli)

Mr. Puzzuoli noted that he would like to erect a 12' x 16' shed on his Van Dyke property. As this was a change to an already approved site plan, Mr. Puzzuoli was seeking approval to amend the site plan to include the shed. Consensus of the Planning Commissioners agreed.

**MOVED BY LAUWERS AND SUPPORTED BY FRANCIS TO APPROVE THE 12' X 16' SHED (192 SQ. FEET) THAT IS TO BE LOCATED BEHIND THE MAIN BUILDING AND ATTACHED TO THE CONCRETE PAD THAT WAS ORIGINALLY DESIGNATED FOR EMPLOYEE PARKING NOTING THAT BY DOING SO IT DOES NOT SUBTRACT FROM ANY OF THE REQUIRED PARKING SPACES. MOTION CARRIED.**

Chairman Zender signed two set of plans that show where the shed is to be located. One set was given to the applicant, Mr. Puzzuoli, and one will be place in the file for 5945 Van Dyke.

**INTRODUCTIONS:** None offered.

**PUBLIC HEARING:** None Scheduled.

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

Upon learning that the Commissioners did not have the latest print out, consensus was to postpone the discussion until the May meeting.

**OLD BUSINESS:** 1. Review Article 19 – final revisions draft

Due to the fact that the Commissioners did not have the latest print out, consensus was to postpone the discussion until the May meeting.

**REPORTS:**

Planner – 2014 Annual Report was submitted.

**MOVED BY STREETER AND SUPPORTED BY STROUP TO RECEIVED THE 2014 ANNUAL REPORT AND FORWARD SAID REPORT TO TOWNSHIP BOARD. MOTION CARRIED.**

Engineer – N/A

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REPORTS: Continued

Zoning Board of Appeals – N/A

Zoning & Building Report –February Report submitted.

Planning Commission –**MOVED BY FRANCIS AND SUPPORTED BY STREETER TO ADJOURN AT 8:00 P.M.**  
**MOTION CARRIED.**

Respectfully submitted by,

*Ida L. Lloyd*

Ida L. Lloyd, Recording Secretary