

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

August 12, 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, Fred Hunter, Mark Lauwers, Kim Streeter, Clay Stroup, and Bryan Zender. Also present was Doug Piggott from ROWE Professional Services.

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

ALSO PRESENT: 2 guests

CORRESPONDENCE: Presented

MINUTES: MOVED BY FRANCIS AND SUPPORTED BY GROSS TO RECEIVE THE MINUTES FROM JUNE 10, 2015 AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: None offered

LATE AGENDA ITEMS: N/A

INTRODUCTION: N/A

NEW BUSINESS: 1. Sign Application 15-035 – 5515 Van Dyke (Capac State Bank)

Sign Art from Kalamazoo, MI (who was not present) had made an application for their client Capac State Bank, for a new sign on an existing base.

MOVED BY FRANCIS AND SUPPORTED BY GROSS TO APPROVE SIGN APPLICATION 15-035 FOR CAPAC STATE BANK, 5155 VAN DYKE AS PRESENTED.

ROLL CALL VOTE: FRANCIS – YES; GROSS – YES; STROUP – YES; LAUWERS -YES; HUNTER – YES; STREETER – YES; ZENDER – YES. MOTION CARRIED.

NEW BUSINESS : 2. Addendum to 8365 Almont Road Site Plan (Village Booster Station) – Fence

Village Clerk Kim Keesler representing the Village of Almont explained that the Village of Almont wished to make an addendum to the existing fence at their new booster station located at 8365 Almont Road. The Village of Almont is requesting that barbwire be allowed to be installed on top of the existing fence.

MOVED BY HUNTER, SUPPORTED BY STROUP, TO APPROVE THE PLACING OF BARBWIRE ON TOP OF THE EXISTING FENCE AT THE VILLAGE BOOSTER STATION LOCATED AT 8365 ALMONT ROAD. MOTION CARRIED 6-1.

OLD BUSINESS: Review draft amendments to Article 5 and review proposed changes to Article 20

Doug Piggott from Rowe Services presented the draft amendments to Article 5. Consensus of Commissioners agreed with the draft as presented.

Doug Piggott then presented the proposed changes to Article 20. Discussion was held on the suggested changes. Mr. Piggott is to have the draft of the amendments by the next Planning Commission meeting.

REPORTS: Planner: Mr Piggott noted that he would like to discuss the Table of Uses and Sign Definitions at the next meeting in Rowe's continuing review of Zoning Ordinance No. 39.

Engineer: N/A

Zoning Board of Appeals – Commissioner and ZBA member Clay Stroup explained that on July 14, 2015, applicants K/D Parker of 8195 Tubspring Road were granted a variance from Article 2, Section 2.02.3 which allows them to build a barn in their front yard. The property has wetlands in the rear which prohibits them from building. The ZBA met on July 20, 2015 to approve the minutes and sign the Final Decision form.

August 12, 2015 the ZBA held a hearing on Article 19, Section 19.03 – Approval of Temporary Structures for P/A Wolf at 7021 Bordman Road. The request was approved for one year.

The ZBA has another hearing scheduled for August 31, 2015. The petition is a variance request from Article 9, Section 9.03.1b – Frontage.

Zoning & Building Report – Written submitted via email.

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Planning Commission General Concerns –

Proposed Agenda – September 9, 2015 – due to a lack of agenda items, the September meeting may be canceled.

MOVED BY GROSS AND SUPPORTED BY FRANCIS TO ADJOURN. MEETING WAS ADJOURNED AT 8:44 P.M.

Respectfully submitted by:

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary