

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

August 13, 2014

The regular meeting of the Almont Township Planning Commission was called to order at 7:01 P.M. by Vice Chair Kim Streeter at the Almont Township /Village Hall, 817/819 N. Main Street, Almont, Michigan 48003. Roll call was taken.

MEMBERS PRESENT: Jean Gross, Fred Hunter, Mark Lauwers, Kim Streeter, and Clay Stroup. Also present were Doug Piggott from ROWE Professionals Services, and Cory Mabery, P.E. from Davis Land Surveying and Engineering, PC.

MEMBERS ABSENT: Bryan Zender arrived at 7:04 P.M. and Steve Francis arrived at 7:38 P.M.

ALSO PRESENT: 8 guests

CORRESPONDENCE: None presented.

MINUTES: MOVED BY HUNTER AND SUPPORTED BY LAUWERS TO RECEIVE THE MINUTES FROM JUNE JULY 9, 2014 AS CORRECTED. MOTION CARRIED.

LATE AGENDA ITEM: None offered.

INTRODUCTIONS: None offered.

PUBLIC HEARING: N/A

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

A Pre-Application Request was made by Redline Motor Group LLC pursuant to Article 4, Section 4...02.2. As no one from Redline Group was present, Zoning Administrator Lloyd explained that the applicant had striped a section of grass and laid down geo-fabric and crushed limestone. The area that was disturbed is approx. 20 feet by 35 feet. The property (4516 Van Dyke) is currently zoned C-3 (General Commercial).

As this is a change to the approved site plan, the applicant and the owner were requested to attend the Planning Commission meeting to explain their intentions. The Commissioners were shown the last sealed and approved site plan which approved the construction of storage units. The plans were approved on April 11, 2002 by the Almont Township Planning Commission. After discussion the Commissioners requested that additional information as to the sites' permitted and special land uses be provided and that the owner or lessee apply for said section to be paved.

NEW BUSINESS: 2. Possible re-zoning of parcels 44-001-016-11 (4139 Van Dyke) and 44-001-016-003-00 (4151 Van Dyke)

Zoning Administrator Lloyd noted that the Township Zoning Department had received calls from realtors and persons of interest in the property know as 4151 Van Dyke, which is for sale. As the property in question sits between an adjacent property to the north that is zoned Industrial and an adjoining property to the south, which is currently zoned Ag/Res, but has a history of and is currently being used for a commercial businesses, wondered if the Planning Commission wanted to entertain the possibility of having both properties re-zoned to something more appropriate such as C-1 or C-3.

Consensus of Commissioners present after discussion decided to let the current owner(s) or the future owners of both properties apply for re-zoning of the properties, or have the Township Board take the initiative.

3. “Emergency Uses” – New Classification.

On July 2, 2014 the Township Zoning Board of Appeals interpreted a proposed new classification, “Emergency Services”. The ZBA determined that there are two types of Emergency Services - Mobile and Stationary. Emergency Services include ambulance stations, fire departments with E.M.T’s or First Responders, and health care /urgent care facilities. Emergency Services would be considered a Special Land Use in an Ag/Res zoned district, but not allowed in R-1A, R-1B, MHP, and RM. In O-1, and C-1 districts stationary emergency services would be permitted but would need special land use approval for mobile emergency services. In C-2 districts, only stationary emergency services would be permitted, but not mobile. In a C-3 district mobile emergency services would require a special land use approval, but would permit a stationary emergency service. Mobile services would be permitted in an Industrial zoned district, but would allow stationary services only as a special land use.

The Zoning Board of Appeals requested that the Planning Commission adopt the standards under which Emergency Services would be allowed to operate. After discussion, the Planning Commissioners agreed to include the new classifications as detailed by the ZBA along with the next additions/amendments to the Zoning Ordinance manual.

Vice Chair Streeter turned the meeting over to Chairperson Francis at 7:42 p.m.

OLD BUSINESS: #14-002- Special Land Use Application – S.T.E. (4310) Van Dyke) Section 16.02 – Outdoor display /storage Revision #3

Chairman Francis asked Mr. Mabery, P.E. to go over his review. Mr. Mabery noted that the site plan had engineering deficiencies, mainly regarding the drainage, but noted that he would recommend special land use approval contingent on engineering plan approval, especially items #2 and the five comments outlined in the Engineering Standard Ordinance section.

#14-002- Special Land Use Application – S.T.E. (4310 Van Dyke) Section 16.02 – Outdoor display/storage
Revision #3 - Continued

Mr. Doug Piggott of Rowe Professional Services gave his updated review noting that all previous items had been addressed, but noted that the Planning Commission would need to consider if they wished to require an access easement for future connections to the lot north of the subject parcel ; and would also need to determine if the removal of the trees from the ROW is consistent with the provisions of Section 7.02.4.

Commissioners agreed that it was not necessary at this time to require an access easement for future connections to the lot north of 4310 Van Dyke, and based on the ZBA's approval of the landscaping, agreed that the intent of Section 7.02.4 has been met.

Discussion followed by the Commissioners. Concerns were expressed on the drainage, curbs, landscaping, and the reconstructed sign, and the paint/spray booth. Francis noted that screening needed to be added along the south side of the property due to the difference in zoning. Discussion followed. It was agreed that pine trees would be planted only along the area where the houses were instead of along the whole property line .

**MOVED BY STREETER AND SUPPORTED BY LAUWERS TO GRANT SPECIAL LAND USE APPROVAL FOR APPLICATION 14-002 AS PRESENTED BY SOUTHERN TRUCK EQUIPMENT AT 4310 VAN DYKE SUBJECT TO MEETING ALL ENGINEERING AND MDOT REQUIREMENTS INCLUDING THE DRIVEWAY CROSSING AND DRAINAGE NEEDS. ALSO SUBJECT TO INSTALLING AN IMPROVED NON-PAVEMENT SURFACE IN THE VEHICLE AND EQUIPMENT STORAGE AREA THAT MEETS THE TOWNSHIP ENGINEERS REQUIREMENTS. NO CROSS EASEMENT IS REQUIRED AT THIS TIME. APPLICANT MUST INSTALL AN EVERGREEN GREENBELT ON THE SOUTH SIDE OF THE PROPERTY AT 12 FEET ON CENTER CONSISTING OF A SINGLE ROW OF 8 FOOT EVERGREENS FOR A TOTAL OF 16 TREES IN ORDER TO BLOCK THE RESIDENTIAL HOMES ADJOINING THE PROPERTY TO THE SOUTH. APPROVAL IS ALSO CONTINGENT UPON BUILDING DEPARTMENT APPROVAL OF THE SIGN STRUCTURE.
ROLL CALL VOTE: STREETER – YES, LAUWERS – YES, GROSS – YES, ZENDER – YES, HUNTER – YES, STROUP – YES, FRANCIS – YES. MOTION CARRIED.**

2. Sign Ordinance 2.21

Chairman Francis asked that this matter be postponed until the September 10, 2014 meeting. Consensus of Commissioners agreed to postpone discussion on Article 2, Section 2.21 – Signs until the September meeting.

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Reports: _____

Planner – N/A

Engineering – N/A

Zoning Bd. of Appeals – The ZBA will meet on August 20th to continue the petition made by Leander Blue for a variance from Article 2, Section 2.02.3 – placement of accessory building in front yard.

Zoning & Building: Written report submitted.

Planning Commission General Comments – N/A

Proposed Agenda – Sign Ordinance 2.21
Red Line Motor Group (?)

**MOVED BY ZENDER AND SUPPORTED BY HUNTER TO ADJOURN THE MEETING. MOTION CARRIED.
MEETING WAS ADJOURNED AT 9:22 P.M.**

Respectfully submitted by:

Ida L. Lloyd

Ida L. Lloyd,
Recording Secretary