

Almont Township

819 N. MAIN STREET
ALMONT, MICHIGAN 48003
PHONE 810-798-8521/FAX810-798-7097
www.almonttownship.org

ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

JANUARY 14, 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, Clay Stroup, and Bryan Zender. Also present was Doug Piggott of ROWE Professional Services.

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

ALSO PRESENT: 2 guests

CORRESPONDENCE: None presented.

MINUTES: MOVED BY GROSS AND SUPPORTED BY ZENDER TO RECEIVE THE MINUTES FROM DECEMBER 17, 2014 AS PRESENTED. MOTION CARRIED.

LATE AGENDA ITEM: None offered.

INTRODUCTIONS: None offered.

PUBLIC HEARING: None Scheduled.

NEW BUSINESS: 1. 2015 OPEN MEETING RESOLUTION

Pursuant to Public Act 267 of 1976, be it resolved that the meeting of the Almont Township Planning Commission shall be held on the 2nd Wednesday of the month at 7:00 P.M. at 819 N. Main Street, Almont, Michigan.

**MOVED BY LAUWERS AND SUPPORTED BY ZENDER TO APPROVE THE RESOLUTION AS PRESENTED.
ROLL CALL VOTE: LAUWERS – YES, ZENDER – YES, GROSS – YES, STROUP – YES, HUNTER – YES,
STREETER – YES. MOTION CARRIED UNANIMOUSLY.**

OLD BUSINESS: 1. 5945 Van Dyke – Update from Michael Puzzuoli

Mr. Puzzuoli noted that his purchase agreement with the previous owners of 5945 Van Dyke stated that the site plan would be completed pursuant to the approval granted by the Planning Commission. Due to incorrect information that Mr. Puzzuoli received he thought that the landscaping was complete and the only item left to be final was the topping of the asphalt for the parking and driveway. Mr. Puzzuoli noted that there is \$18,000.00 deposited in escrow with Lighthouse Tile. The funds have been set aside to cover the asphalt repairs.

Mr. Puzzuoli asked the Planning Commissioners if he could be allowed to revise the site plan and reduce the amount of trees that were originally supposed to be planted. Mr. Puzzuoli noted that this request was being made not to help out the former owners but for security reasons. Mr. Puzzuoli noted that due to the nature of his sporting goods business, he would prefer to have the site as open and visible as possible in order to deter any vandalism or break-ins.

Mr. Puzzuoli presented his draft site plan which the Commissioners and the Planner reviewed. Discussion was held on the number of trees that the ordinance required versus the number that the Planning Commissioner originally approved. Upon review of both site plans, it was noted that the number of trees could be reduced, especially along the southern property line. Mr. Puzzuoli was requested to plant ten trees in a staggered row along the eastern property line. The Planning Commissioners agreed that the four trees already planted alongside the parking area was sufficient but suggested that shrubs or other flowering plants be planted in the islands instead of trees.

Mr. Puzzuoli noted that the wall surrounding the dumpster does not match the brick on the building, but would be willing to paint the decorative block a color that matches the brick on the building. The consensus of the Commissioners agreed that would be acceptable.

Commissioners encouraged Mr. Puzzuoli to return as soon as possible so that the Commissioners could review his proposed amended site plan. The Commissioners also encouraged Mr. Puzzuoli to submit his application for his new sign at the same time if possible.

2. Review sign ordinance 2.21- Creative/Special Event Signs

Mr. Piggott went over the suggested text amendments to Article 2, section 2.21.

MOVED BY ZENDER AND SUPPORTED BY LAUWERS TO HOLD A PUBLIC HEARING DURING THE FEBRUARY 11, 2015 MEETING TO HEAR COMMENTS RELATING TO THE PROPOSED AMENDMENTS TO ARTICLE 2, SECTION 2.21 – SIGNS. MOTION CARRIED.

Mr. Piggott will type up the public notice and email same to the Township Zoning Administrator and Township Clerk.

OLD BUSINESS CONTINUED:

3. Review Article 19 – suggested amendments

Mr. Piggott went through the suggested amendments to Article 19 – Zoning Board of Appeals. Consensus of Commissioners agreed to the suggested amendments and asked that this be placed on the February 11, 2015 agenda for review of the amended text.

ELECTIONS:

CHAIRMAN: MOVED BY GROSS AND SUPPORTED BY ZENDER TO CLOSE THE NOMINATIONS AND ELECT KIM STREETER TO THE POSITION OF CHAIR PERSON OF THE PLANNING COMMISSION FOR 2015. MOTION CARRIED UNANIMOUSLY.

VICE-CHAIRMAN: MOVED BY GROSS AND SUPPORTED BY LAUWERS TO CLOSE NOMINATIONS AND ELECT BRYAN ZENDER TO THE POSITION OF VICE-CHAIR OF THE PLANNING COMMISSION FOR 2015. MOTION CARRIED UNANIMOUSLY.

SECRETARY: MOVED BY LAUWERS AND SUPPORTED BY STREETER TO ELECT JEAN GROSS TO THE POSITION OF SECRETARY OF THE PLANNING COMMISSION FOR 2015. MOTION CARRIED UNANIMOUSLY.

REPRESENTATIVE TO THE ZONING BOARD OF APPEALS: MOVED BY ZENDER AND SUPPORTED BY LAUWERS TO CLOSE NOMINATIONS AND APPOINT CLAY STROUP AS THE PLANNING COMMISSION'S REPRESENTATIVE TO THE ZONING BOARD OF APPEALS FOR THE YEAR 2015.

REPORTS:

Planner: Doug Piggott notified the Commissioners that ROWE Professional Services has hired another planner. The new planner's name is Scott Kree.

Engineer: N/A

Zoning Board of Appeals: N/A

Zoning & Building: December 2014 report submitted.

General Comments: Streeter reminded the Commissioners that the 2nd public forum on the possible rehabilitation of the school building located on Church Street will be held on Thursday, January 22, 2015 at 7PM. All commissioners are encouraged to attend.

General Comments Continued:

Streeter also noted that the Village of Almont has hired an interim Village Manger, Sarah Moyer-Cale. Sarah is from Almont and had worked with former Village Manger Oliver Turner for a short period while going to college

Zoning Administrator Lloyd asked the Commissioners for assistance in defining section 9.02.7 which defines large scale recreational uses. The Village Police Chief had an interpretation that the Zoning Administrator believed to be incorrect. Upon reviewing that section of the ordinance, and that of the Chief of Police, the Commissioners and the Planner found that the key words were "*large scale*". As such the proposed use of racing motor bikes on ice by a property owner on a body of water that is not open to the public was not a zoning violation, but recommended that the complaint on excess noise be investigated and if found to be in violation of 7.05.9 said violation must be brought into compliance.

Proposed Agenda -February 11, 2015: Public Hearing – Revisions to Article 2, 21 – Signs

Old Business: Proposed revisions to Article 19 – Zoning Board of Appeals

MOVED BY LAUWERS AND SUPPORTED BY ZENDER TO ADJOURN. MEETING WAS ADJOURNED AT 8:23 P.M.

Respectfully Submitted by,

Ida L. Lloyd

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Recording Secretary