

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

July 12, 2017

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 P.M. by Chairperson Steve Francis at the Almont Township /Village Hall, 817/819 N. Main Street, Almont, Michigan 48003. Roll call was taken.

MEMBERS PRESENT: Brad Bletch, Rick Dodge, Steve Francis, Mark Lauwers, Kim Streeter, and Bryan Zender. Also present: Cory Mabery P.E. of Davis Land Surveying & Engineering PC

MEMBERS ABSENT: Jesse Thompson –excused.

ALSO PRESENT: 6 guests

CORRESPONDENCE: Presented

MINUTES: MOVED BY DODGE AND SUPPORTED BY ZENDER, TO RECEIVE THE MINUTES FROM JUNE 14, 2017. MOTION CARRIED.

PUBLIC COMMENTS: NONE OFFERED

LATE AGENDA ITEM: N/A

INTRODUCTION: N/A.

PUBLIC HEARING: N/A

NEW BUSINESS: ALMONT VINEYARD CHURCH – EXTEND PARKING LOT – APPLICATION 17-02

Mr. Tim Denny, Attorney at Law, was present representing the Vineyard Church. Mr. Denney noted that due to the church's growth in membership and a community service that the church provides with their food pantry, more parking area was needed to accommodate these things. Originally they have 41 parking spaces and would like to double that to 88 spaces. Mr. Denny noted that he had contacted the new owners of the building to the north (3863) regarding the parking lot expansion.

A letter was received and asked to be placed on record from Pastor Brad Standfest encouraging the Planning Commission to approve the expansion of the parking lot.

ALMONT VINEYARD CHURCH – EXTEND PARKING LOT – APPLICATION 17-02 Continued:

Mr. Rick Duthler, of Duther Land Surveying provided a revised sheet 3 and explained the changes made due to Mr. Mabery's review of June 30, 2017.

Mr. Mabery went through his review noting that he would recommend approval of the site plan contingent on satisfying the comments he had made, especially providing a revised parking easement agreement that includes the new parking area. Mr. Mabery suggested that as this is a new agreement, it may be in the Township's best interest to have the Township's attorney review the document for any potential legal issues.

Discussion followed on the site plan. Question was raised on the two new pole lights. As there was insufficient information on the lighting, it was requested that lighting details be provided as part of the approval.

MOVED BY STREETER AND SUPPORTED BY LAUWERS TO APPROVE APPLICATION 17-02 AS PRESENTED BY THE VINEYARD CHURCH LOCATED AT 3835 VAN DYKE CONTINGENT UPON ADDRESSING ALL OUTSTANDING ISSUES RAISED BY THE TOWNSHIP ENGINEER ON HIS JUNE 30, 2017 REVIEW AND THAT THE PARKING LOT EASEMENT AGREEMENT BASED ON THE TOWNSHIP'S ENGINEER'S SUGGESTION BE REVIEWED AND APPROVED BY THE TOWNSHIP'S ATTORNEY, AND THAT THE APPLICANT SUBMIT AN ADDITIONAL SPEC SHEET FOR THE PROPOSED OUTSIDE LIGHTS.

Commissioner Zender suggested an amendment to the motion noting that the Township attorney does not need to review the easement agreement. Discussion followed. Streeter agreed to amend the motion and Lauwers supported the amendment as:

MOVED BY STREETER AND SUPPORTED BY LAUWERS TO APPROVE APPLICATION 17-02 AS PRESENTED BY THE VINEYARD CHURCH LOCATED AT 3835 VAN DYKE CONTINGENT UPON ADDRESSING ALL OUTSTANDING ISSUES RAISED BY THE TOWNSHIP ENGINEER ON HIS JUNE 30, 2017 REVIEW AND THAT THE PARKING LOT EASEMENT AGREEMENT BASED ON THE TOWNSHIP'S ENGINEER'S SUGGESTION BE REVIEWED BY THE TOWNSHIP ATTORNEY, HOWEVER IF AFTER THE TOWNSHIP SUPERVISOR HAS REVIEWED SAID INGRESS-EGRESS PARKING LOT EASEMENT AGREEMENT DOES NOT FEEL A LEGAL REVIEW IS NECESSARY, THEN THE PLANNING COMMISSION IS AGREEABLE, AND THAT THE APPLICANT SUBMIT AN ADDITIONAL SPEC SHEET FOR THE PROPOSED OUTSIDE LIGHTS. MOTION CARRIED UNANIMOUSLY.

OLD BUSINESS: TDC UPDATE – 4310 VAN DYKE

Mr. Tony Androsuk and Mr. Doug Charbeneau were present to give an update on their project located at 4310 Van Dyke.

Cory Mabery passed around his review from May 8, 2017 noting the 14 items that needed to be addressed and/or completed. Mr. Mabery noted that the vehicle/equipment storage area behind the buildings is now closer to the north property line than shown on the approved site plan. The area was extended approx. 45-50 ft. This area does not affect the overall setback requirements, and shall be noted on the as built plans.

Discussion followed on the open 14 items. Commissioners noted that the extension on the project was about to expire and that TDC/Southern Truck would need additional time in which to address all of the items listed by the Engineer. As time and money are an issue, it was suggested by the Commissioners that as TDC already has a sign, that they use said sign for now and come back later when they are ready to install a new digital sign as proposed. It was also requested that if they continue using the current sign, then make sure it is noted on the as built plans that will need to be provided when the project is completed.

MOVED BY DODGE AND SUPPORTED BY LAUWERS TO EXTEND SITE APPROVAL FOR TDC/STE 4310 VAN DYKE AND THAT PURSUANT TO THE ENGINEER'S REPORT NOTING THAT ITEMS #1 – SIGN INSTALL, #10 ASPHALT SURFACE IN FRONT VEHICLE/EQUIPMENT DISPLAY AREA AND #13 – LIGHTING INSTALL BE COMPLETED BY AUGUST 1, 2018. ALL OTHER ITEMS SUCH AS ALL LANDSCAPING, DUMPSTER PAD, FENCING , ETC. MUST BE COMPLETED BY FEBRUARY 1, 2018.

Commissioner Streeter asked that the date of the Township Engineer's review/report be added to the motion. Commissioner Dodge and Lauwers agreed. Motion amended.

MOVED BY DODGE AND SUPPORTED BY LAUWERS TO EXTEND SITE APPROVAL FOR TDC/STE AT 4310 VAN DYKE PURSUANT TO THE TOWNSHIP ENGINEER'S REPORT OF 5/8/17 NOTING THAT ITEMS #1 – SIGN INSTALL, #10 ASPHALT SURFACE IN FRONT VEHICLE/EQUIPMENT DISPLAY AREA AND #13 – LIGHTING INSTALL BE COMPLETED BY AUGUST 1, 2018. ALL OTHER ITEMS SUCH AS ALL LANDSCAPING, DUMPSTER PAD, FENCING, ETC. MUST BE COMPLETED BY FEBRUARY 1, 2018. MOTION CARRIED UNANIMOUSLY.

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REPORTS:

Planner: N/A

Engineer: N/A

Zoning Board of Appeals: N/A

Zoning & Building Report: Update on MHP zoning and Country Smoke House site plan

Planning Commission – General Comments: Commissioner Streeter informed the Planning Commission that the Township Board approved the amendments to Zoning Ordinance No. 39. Commissioner Dodge noted that the dirt that was being brought into the township was clean fill from the another community. Commissioner Dodge questioned the sign at Lumberjack Shack. Zoning Administrator will contact them to let them know that they need to get Planning Commission approval before putting up a new sign.

Proposed Agenda: August 9, 2017. Nothing as yet. Commissioners agreed to meet if there were any new agenda items.

MOVED BY LAUWERS AND SUPPORTED BY BLETCH TO ADJOURN THE MEETING AT 8:25 P.M. MOTION CARRIED.

Respectfully submitted by:

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary