

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 13, 2016

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, Steve Francis, Jean Gross, Mark Lauwers, Kim Streeter, Clay Stroup, and Bryan Zender. Also present was Scott Kree and Catilyn McGoldrick from ROWE Professionals.

MEMBERS ABSENT: Cory Mabery, PE, Davis Land Surveying & Engineering was excused.

ALSO PRESENT: 5 guests

CORRESPONDENCE: Presented

MINUTES: MOVED BY ZENDER, AND SUPPORTED BY STROUP TO RECEIVE THE MINUTES FROM MAY 11, 2016 AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: None Presented

LATE AGENDA ITEMS: Streeter asked that approval of temporary structures for the sale of fireworks be placed under New Business. Consensus of members agreed.

INTRODUCTION: Catilyn McGoldrick has been recently hired by ROWE Professional Services as a Planner. Catilyn will be working with Doug Piggott and Scott Kree in the Planning Department for ROWE.

PUBLIC HEARING: N/A

NEW BUSINESS: #1. PRE-APPLICATION REQUEST BY ROBERT DEMIL

Mr. Robert Demil of Nationwide Construction Group was present along with his wife to explain that they are interested in purchasing the VRD buildings located at 3835 and 3863 Van Dyke to relocate his business Nationwide(Fence) Construction Group. Mr. Demil noted that his business entails three categories; fencing, highway guardrail/cable guardrail, and civil/pre-engineered building construction.

Mr. Demil stated that a majority of the work is performed through-out several states, including Michigan. Most of the equipment vehicles will be on the road and only need to return to home base when necessary maintenance is required.

NEW BUSINESS: #1. PRE-APPLICATION REQUEST BY ROBERT DEMIL – continued

Materials will be stored in the enclosed fenced-in area in the back and in the storage building also located in the rear, behind the 3863 office building. When asked, Mr. Demil noted that if he were to successfully purchase the property he would consider continuing leasing 3835 Van Dyke to the Almont Vineyard Church.

The commissioners and the Planner were polled. Consensus agreed that the proposed use would be a good fit for the location noting that Mr. Demil would need to come in with a new site plan so that the Planning Commission could approve the site for compliancy with the Zoning Ordinance.

#2. TEMPORARY STRUCTURES/TENTS THAT ARE USED FOR THE SELLING OF FIREWORKS

Tony and Paula Alfonsi were present requesting that the Planning Commission consider banning the selling of fireworks out of tents or other temporary structures. Discussion was held on what the State Law allows and doesn't allow. Commissioner Streeter, who is also a Township Trustee, noted that the Township Supervisor has formed a committee to look into what other communities are allowing in regards to the displaying and selling of fireworks.

OLD BUSINESS: Review proposed draft amendments to Zoning Ordinance.

Planners Kree and McGoldrick went over the draft Table of Purposes, Technical Analysis, Table of Dimensional Requirements, Table of Uses and Table of Use Requirements. Some minor changes were suggested by the Commissioners.

REPORTS: Planner: N/A

Engineer: N/A

Zoning Board of Appeals: Upcoming variance request from Article 2, Section 2.02.3. Zoning Administrator asked the Planning Commissioners if they would consider revising that provision which prohibits the erection of an accessory building in the required or non-required front yard. Consensus of Planning Commissioners agreed to have it placed on the next agenda for review.

Zoning & Building – Building Department is very busy.

Planning Commission General Comments - None

Proposed Agenda for August 10, 2016: Unless there is a new application or if the Planner has more proposed revisions, the August meeting may be cancelled.

MOVED BY LAUWERS AND SUPPORTED BY STREETER TO ADJOURN. MOTION CARRIED. MEETING ADJOURNED AT 8:40 P.M.

Respectfully Submitted by ,

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary

