

# Almont Township

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## ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

June 14, 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, Kim Streeter, Jesse Thompson, and. Also present were Scott Kree from ROWE Professional Services.

**MEMBERS ABSENT:** – Mark Lauwers and Bryan Zender excused.

**ALSO PRESENT:** 4 guests

**CORRESPONDENCE:** Presented

**MINUTES: MOVED BY DODGE AND SUPPORTED BY THOMPSON, TO RECEIVE THE MINUTES FROM MAY 10, 2017 AS PRESENTED. MOTION CARRIED.**

**PUBLIC COMMENTS:** Mr. Stephen Haynes presented his personal concerns regarding the County Smoke House which adjoins his property on the south. Linda Cicchini of Old Farm Trail was also present expressing her concerns regarding the landscape buffering between her property and that of TDC Inc. Mrs. Cicchini's backyard abuts TDC's backyard. As the site plan is still open a request will be made to the engineer to forward a report on the current conditions of TDC's site and to invite the owners of TDC to the July meeting. A copy of the report from the engineer will be forward to Mrs. Cicchini.

**LATE AGENDA ITEM:** Commissioner Streeter asked that the ZBA decision regarding "hookah bars" be added to the agenda under Old Business. Consensus of Commissioners agreed.

**INTRODUCTION:** N/A.

**PUBLIC HEARING:** PROPOSED AMENDMENTS TO ZONING ORDINANCE NO. 39.

Chairman Francis opened the public hearing at 7:15 p.m.

Mr. Scott Kree of ROWE Professionals went through all the green highlighted areas where changes were introduced. A few corrections were discussed and made. Mr. Kree noted that the zoning ordinance will

**PUBLIC HEARING:** PROPOSED AMENDMENTS TO ZONING ORDINANCE NO. 39. Continued:

be reconstructed and new printed copies will be made and given to the Township once the Township Board has approved the new document with revisions. The Township will also receive a digital copy so that if changes, corrections or additions need to be made the Township can do so.

Chairman Francis asked for public comments. None were offered. Public hearing portion was closed at 7: 44 p.m.

**MOVED BY STREETER AND SUPPORTED BY DODGE TO RECOMMEND TO THE TOWNSHIP BOARD APPROVAL OF THE REVISIONS TO ZONING ORDINANCE NO. 39 AS AMENDED. MOTION CARRIED.**

**NEW BUSINESS:** N/A

**OLD BUSINESS:** Discussion was held on the ZBA action regarding the Zoning Administrator's request for interpretation on hookah bars/lounges. The ZBA failed to interpret . Commissioner Streeter suggested that the Planning Commission consider placing "smoking clubs" under special land uses subsection 7. -"*Community service clubs, lodges, halls, catering establishments and banquet halls*" in C-3 General Commercial Districts only. Consensus of Commissioners agreed that the Zoning Ordinance be amended to include "smoking clubs" under special land uses in C-3 districts only. Mr. Kree noted that said change could be added to the amendments to Zoning Ordinance No. 39.

**REPORTS:**

Planner – N/A

Engineer – N/A

Zoning Board of Appeals – A brief report from Commissioner Bletch on the June 7<sup>th</sup> meeting was verbally given. Copies of the draft minutes had been given to the Commissioners.

Zoning & Building Report – Verbal report was given.

Planning Commission General Comments – Brief discussion was held on the audience comments.

Proposed Agenda – July 12, 2017. Application has been made on behalf of the Vineyard Church for construction of an additional parking lot.

**MOVED BY THOMPSON AND SUPPORTED BY BLETSCH TO ADJOURN. MEETING WAS ADJOURNED AT 8: 43 P.M.**

Respectfully,

*Ida L. Lloyd*

Ida L. Lloyd, Recording Secretary

