

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

May 10, 2017

The regular meeting of the Almont Township Planning Commission was called to order at 7:03 P.M. by Vice-Chairperson Bryan Zender at the Almont Township /Village Hall, 817/819 N. Main Street, Almont, Michigan 48003. Roll call was taken.

MEMBERS PRESENT: Brad Bletch, Rick Dodge, Mark Lauwers, Jesse Thompson, and Bryan Zender. Also present were Scott Kree from ROWE Professional Services. Steve Francis arrived at 7:05 p.m.

MEMBERS ABSENT: – Kim Streeter, excused.

ALSO PRESENT: 6 guests

CORRESPONDENCE: Presented

MINUTES: MOVED BY DODGE AND SUPPORTED BY THOMPSON, TO RECEIVE THE MINUTES FROM APRIL 12, 2017 AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: N/A

LATE AGENDA ITEM: N/A

INTRODUCTION: N/A.

PUBLIC HEARING: N/A

NEW BUSINESS: N/A

OLD BUSINESS: SLU Application 17-01 – Paul’s Collision Repair Centers LLC

Discussion was held on the amendments to the site plan as was requested from the Planner (Scott Kree), Township Engineer (Cory Mabery, P.E.) and planning commission members from the April 12, 2017 meeting. It was noted that special land use approval was granted at the April 12, 2017 planning commission meeting.

Chairman Francis noted that the sign was to be included in the site plan. The proposed sign was reviewed by commissioners and signed by Chairman Francis and Paul Sheffer.

OLD BUSINESS: SLU Application 17-01 – Paul’s Collision Repair Centers LLC Continued:

MOVED BY ZENDER AND SUPPORTED BY DODGE TO APPROVE THE SITE PLAN ASSOCIATED WITH SPECIAL LAND USE APPLICATION 17-01 AS PRESENTED BY PAUL SHEFFER FOR PAUL’S TRUCK CENTER, SITE PLANS DATED REVISED MAY 1, 2017 AND RECEIVED BY THE PLANNING COMMISSION ON MAY 10, 2017. THE USES APPROVED IN SAID SPECIAL LAND USE APPROVAL INCLUDES THE REPAIR AND OUTDOOR STORAGE OF TRUCKS AND OTHER HEAVY DUTY VEHICLES ASSOCIATED WITH BODY REPAIR AND RESTORATION, AND THE NORMAL BUSINESS PRACTICES OF A COLLISION /TOWING OPERATION. THE SITE PLAN APPROVAL IS CONTINGENT UPON THE APPLICANT SEEKING AND OBTAINING ALL PERMITS AS NECESSARY FROM MICHIGAN DEPARTMENT OF TRANSPORTATION, LAPEER COUNTY SOIL EROSION AND SEDIMENTATION, LAPEER COUNTY HEALTH DEPARTMENT, AND ALMONT TOWNSHIP, PLUS THAT ALL COMMENTS AS NOTED IN THE REVIEWS MADE BY THE TOWNSHIP’S ENGINEER AND PLANNER BE ADEQUATELY ADDRESSED TO THE SATISFACTION OF SAID REVIEWS. THIS ALSO INCLUDES THE APPROVAL OF THE SIGNS WHICH WILL BE LOCATED ON THE BUILDING AND PROPERTY AND WERE REVIEWED AND SIGNED AT THE TIME OF THE MEETING, MAY 10, 2017. APPLICATION FOR A BUILDING PERMIT IN PURSUANCE THEREOF MUST BE MADE AND RECEIVED BY THE TOWNSHIP BUILDING DEPARTMENT NOT LATER THAN TWELVE (12) MONTHS THEREAFTER, OR SUCH APPROVAL SHALL AUTOMATICALLY BE RE REVOKED UNLESS AN EXTENSION IS GRATED AFTER THE APPLICANT HAS SHOWN GOOD CAUSE BEFORE THE PLANNING COMMISSION. MOTION CARRIED.

#2. Review proposed draft amendments:

Scott Kree from ROWE Professional Services went through the changes/corrections as discussed with the planning commission on Articles 2 and 8. As the amendments to Zoning Ordinance No. 39 are quite lengthy, it was suggested that the commissioners review all documents as presented by ROWE and if there are any questions or concerns on any of the amendments, to contact Mr. Kree. It was the consensus of the Commissioners present to hold the public hearing to adopt all revisions as presented to Zoning Ordinance 39 at the July 12, 2017 meeting. Upon holding the public hearing, the suggested revisions, updates and corrections will be forward to the Township Board for their approval.

Reports: Planner – Mr. Richard Abasso was present to inform the commissioners of his plan to open a tobacco shop and also a hookah bar. Mr. Abasso noted that he has spoken to the owner of 4260 Van Dyke and would like to lease 2 separate units, one for the “smoke” shop and one for the hookah bar. Mr. Abasso had provided a business plan that was given to the commissioners prior the meeting. Brief discussion was held. Mr. Kree suggested that as this use is not listed in the ordinance it should be brought before the Zoning Board of Appeals for interpretation.

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Reports Continued:

Engineer: N/A

Zoning Board of Appeals – Application 17-01 for the construction of a pole barn in the required front yard was approved.

Planning Commission:

Proposed Agenda – June 14, 2017 – unless there is an agenda item, the June meeting may be canceled.

MOVED BY DODGE AND SUPPORTED BY ZENDER TO ADJOURN. MOTION CARRIED. MEETING WAS ADJOURNED AT 8:39 P.M.

Respectfully submitted by,

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary