

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

SEPTEMBER 14, 2016

The regular meeting of the Almont Township Planning Commission was called to order at 7:02 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, Jean Gross, Mark Lauwers, Kim Streeter, Clay Stroup, and Bryan Zender. Also present was Scott Kree and Catilyn McGoldrick from ROWE Professionals.

MEMBERS ABSENT: Steve Francis, and Cory Mabery, PE, Davis Land Surveying & Engineering were excused.

ALSO PRESENT: 3 guests

CORRESPONDENCE: Presented

MINUTES: MOVED BY STREETER, AND SUPPORTED BY STROUP TO RECEIVE THE MINUTES FROM JULY 13, 2016 AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: None Presented

LATE AGENDA ITEMS: None

INTRODUCTION: None

PUBLIC HEARING: N/A

NEW BUSINESS: #1. PRE-APPLICATION REQUEST DR.'S THOMAS & JONATHAN BARKHAM, DVM – 3835 & 3863 VAN DYKE

Dr. Johnathan Barkham was present to inquire if the possible use of a veterinary clinic/hospital/kennel would be appropriate in an industrial zoned area. Dr. Barkham informed the commissioners that he and his partner were looking at possibly purchasing the former VRD buildings located at 3835 and 3863 Van Dyke in the hopes of moving their business there as it has the square footage they were looking for and the fact that the building is heavily insulated which sound-proofs the buildings.

#1. PRE-APPLICATION REQUEST DR.'S THOMAS & JONATHAN BARKHAM, DVM Continued:

Planner Scott Kree noted that such activity is a permitted use in a C-3 General Commercial Zoning District and as such the commissioners have 3 options. The first option would be if the Planning Commissioners find this use acceptable for the Industrial District a text amendment must be initiated to include this use either as a permitted use or as a Special Land Use.

The second option is if the commissioners do not find this use suitable for the Industrial District, but finds that re-zoning the property to C-3 General Commercial would be in the township's best interest then the Planning Commissioners could initiate a rezoning of the property. However, in doing so it would not follow the Future Land Use map and the Master Plan.

The third option is if the Planning Commissioners find the use unsuitable either as a special land use or as a permitted use in the Industrial District, the Planning Commissioners could advise the applicant to seek property that is zoned C-3 General Commercial.

Discussion followed on the use as proposed. It was noted that industrial medical clinics and similar uses would be allowed as a special land use. Consensus of the commissioners present noted that they would consider a text amendment, but before they spent time and effort on it, they advised the applicant to first purchase the property and then come before them and make a formal request.

#2. Proposed new ground sign at Vintech – 3778 Van Dyke

A new monument sign is being proposed by Vintech. Commissioners reviewed the sign application and supporting documents.

MOVED BY STREETER AND SUPPORTED BY GROSS TO APPROVE THE SIGN APPLICATION AS PRESENTED BY BARRY'S SIGN COMPANY FOR VINTECH CONTINGENT THAT THE STREET ADDRESS FOR VINTECH BE PLACED ON THE SIGN FAÇADE PURSUANT TO SIGN ORDINANCE , ARTICLE 2, SECTION 02.21.E.5. MOTION CARRIED.

OLD BUSINESS: 1. TDC 4310 Van Dyke – Request for extension to complete site work

MOVED BY LAUWERS AND SUPPORTED BY STROUP TO EXTEND THE TIME PERIOD TO COMPLETE SITE WORK FOR TDC AT 4310 VAN DYKE FOR ONE YEAR. SITE WORK MUST BE COMPLETED BY AUGUST 12, 2017. MOTION CARRIED.

#2. Review draft amendments – review Art. 6, parking analysis, table of dimensional requirements and graphics.

Catilyn McGoldrick from ROWE Professionals went through the table of suggested amendments. Discussion followed on the proposed amendments. Catilyn will make the noted amendments and also work on the sections that the commissioners requested clarifications.

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REPORTS: Planner: N/A

Engineer: N/A

Zoning Board of Appeals: An update was presented by commissioner Stroup.

Zoning & Building – August Report completed.

Planning Commission General Comments - None

Proposed Agenda for October 12,2016: Unless there is a new application or if the Planner has more proposed revisions, the October meeting may be cancelled.

**MOVED BY ZENDER AND SUPPORTED BY LAUWERS TO ADJOURN. MOTION CARRIED. MEETING
ADJOURNED AT 9:00 P.M.**

Respectfully Submitted by ,

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary