

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

DECEMBER 14, 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, Rick Dodge, Steve Francis, Jean Gross, Mark Lauwers, Kim Streeter, and Bryan Zender. Also present was Scott Kree from ROWE Professionals.

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

ALSO PRESENT: 11 guests

CORRESPONDENCE: Presented

MINUTES: MOVED BY ZENDER AND SUPPORTED BY STREETER TO RECEIVE THE MINUTES FROM SEPTEMBER 14, 2016 AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: Mr. Dimitri Bonneville was present to inquire if Almont Township was accepting applications under the new Marijuana Law. Planner Scott Kree updated the Commissioners and the audience on the Michigan Medical Marihuana Facilities Licensing Act (MMFLA)PA 281, of 2016. Under PA 281, one or more types of medical marijuana facilities may be allowed by a township ordinance: Class A, B, or C grower; process; provisioning center; secure transporter; and safety facility. The MMFLA has placed an additional delay of 360 days to allow the Michigan Department of Licensing and Regulatory Affairs to establish the licensing system. No township can be required to consider an application before December 15, 2017. The township may decide not to allow for marihuana facilities or any portion of the new law, but if the township adopts an ordinance allowing for any of the facilities authorized by MMFLA, than the ordinance should specify which type(s) of facilities and how many of each type the township is allowing.

Mr. Kree noted that there was no urgent need to adopt anything at this time, and as the Planning Commission is updating and revising the township zoning ordinance, the new MMFLA can be addressed during those proceedings.

PUBLIC COMMENTS CONTINUED:

Chris Hettinger introduced himself and informed the commissioners that he was looking at purchasing 4635 Van Dyke (the former 4M Collision) to display and sell cargo type trailers. Mr. Hettinger noted that this was a matter of time and he was looking for a site that already had a building. The commissioners noted that as the site was zoned Industrial the proposed business would require special land use approval, which the commissioners stated they would review if Mr. Hettinger were to make formal application.

LATE AGENDA ITEM: Commissioner Streeter asked that the Pre-application process be placed on the agenda under New Business. Consensus of the Commissioner agreed.

INTRODUCTION: Mr. Rick Dodge was introduced as a new member to the Planning Commission. Mr. Dodge is replacing the vacancy left by Clay Stoup who was elected to the Township Board. Chairman Francis also noted that Commissioner Jean Gross was retiring after more than 20 years of service and a new member, Jesse Thompson, has been appointed to fill the vacancy.

PUBLIC HEARING:

Re -zoning application 16-01 – Wilcox Trust/Paul Sheffer - part of parcel 44-001-016-013-00

Chairman Francis noted that Mr. Paul Sheffer is requesting the re-zoning of property from Ag/Res to C-3 – General Commercial. Chairman opened the public hearing at 7:22 p.m.

Mr. Paul Sheffer owner of Paul's Collision noted that his business has grown so much that he needs additional space in which to conduct his business. Mr. Sheffer stated that he has an option to buy approximately 10 acres from the Wilcox Trust. The property is located just north and adjacent to 4260 Van Dyke which is currently zoned C-1/C-3. Mr. Sheffer stated that he would like to relocate his towing part of the business to the new location and also all the trucks that required body repair. His current facility is packed and though not ideal it would help his business be better organized and give him the extra area that he needs.

Planner Scott Kree noted that pursuant to Almont Township's Master Plan, the area in which the proposed re-zoning is located is currently called out for a future Planned Unit Development. PUD's are designed for mixed uses of commercial. The proposed re-zoning is acceptable and would agree with the Master Plan.

Discussion followed on the proposed size of the area. It was suggested that Mr. Sheffer might want to see if the Wilcox Trust would allow him to increase the depth of the lot by some 40 or more feet so that the rear of the property goes all the way back to the property line instead of leaving a gap.

Re -zoning application 16-01 Continued:

As no further public comments were offered, Chairman Francis closed the hearing to the public at 7:45 p.m.

Discussion followed between the Planning Commission members. It was noted that Mr. Sheffer was a reputable business owner and as his business has grown to the extent that he needed to expand was a positive for both him and the township. The Master Plan was reviewed as well as the adjacent zoning. The zoning of the property adjacent to the south is zoned both C1 (local) and C3 (general) commercial. Mr. Sheffer was informed that as the proposed use would require special land use approval, certain requirements will need to be met, but as this hearing was for the re-zoning only, any future development of the property will be discussed if the rezoning is approved by the Township Board and if and when Mr. Sheffer brings a site plan application before the Planning Commission.

MOVED BY STREETER AND SUPPORTED BY LAUWERS TO RECOMMEND TO THE ALMONT TOWNSHIP BOARD THAT RE-ZONING APPLICATION #16-01 BE APPROVED BASED ON THE FOLLOWING FINDINGS: THE RE-ZONING OF SAID PARCEL FROM AG/RES TO C-3 IS IN AGREEMENT WITH ALMONT TOWNSHIP'S MASTER PLAN; THE REQUESTED C-3 ZONING IS APPROPRIATE IN A PLANNED UNIT DEVELOPMENT AND IS COMPATIBLE WITH THE ADJACENT ZONING TO THE SOUTH; THERE WERE NO OBJECTIONS FROM THE SURROUNDING PROPERTY OWNERS. ROLL CALL VOTE: STREETER – YES; LAUWERS – YES; DODGE – YES; ZENDER – YES; GROSS – YES; BLETCH – YES; FRANCIS – YES. MOTION CARRIED.

NEW BUSINESS: Discussion was held on the requirement that no fees be attached to any pre-application form/review and for any pre-site plan submission meeting.

OLD BUSINESS: Review draft amendments from November 2, 2016

Due to the weather and lateness of the hour, it was agreed to place the proposed amendments on the January 11, 2017 meeting agenda.

REPORTS: Planner – Scott Kree updated the Commission on “solar farms”. As the Planning Commission is updating and revising the zoning ordinance, it was suggested that this be addressed when more information has been submitted such as sample ordinances from other communities.

Engineer – N/A

Zoning Board of Appeals – N/A

Zoning & Building Report – verbal report given.

Planning Commission – N/A

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REPORTS CONTINUED:

Proposed Agenda – January 11, 2017

Elections

Open Meetings Resolution

Review proposed draft amendments from Nov. 2, 2016

MOVED BY ZENDER AND SUPPORTED BY DODGE TO ADJOURN THE MEETING AT 8:34 P.M. MOTION CARRIED.

Respectfully submitted by:

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary