

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 8, 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 Bryan Zender. Also present: Scott Kree and Caitlyn McGoldrick of ROWE Professional Services, and Mr. Cory Mabery, PE, from Davis Land Surveying & Engineering.

MEMBERS ABSENT: Mark Lauwers arrived at 7:04 p.m.

ALSO PRESENT: 8 guests

MINUTES: MOVED BY STREETER AND SUPPORTED BY DODGE, TO APPROVE THE MINUTES FROM OCTOBER 11, 2017 AS AMENDED. MOTION CARRIED.

CORRESPONDENCE: Presented

PUBLIC COMMENTS: None offered

LATE AGENDA ITEM: N/A

INTRODUCTION: Chairman Francis noted for the public that Scott Kree of ROWE Professional Services was leaving ROWE and taking a new position with Oakland County. Mr. Kree was wished well in his new position.

PUBLIC HEARINGS: #1. Re-Zoning Petition 17-002 (Dr. Thomas Barkham, DVM) 3.157 Acres (44-001-009-032-01) from Ag/Res to C-3 which would create a 5 acre parcel zoned C-3

Chairman Francis noted for the record that the public hearing for Re-zoning petition 17-002 was opened at 7:05 p.m. Notice was published and property owners within 300 feet were notified.

Dr. Barkham's son, Thomas, was present along with his sister to explain the reasons why the request to add an additional 3.157 acres to the already zoned C-3 1.5 acre lot. It was noted that by combining the two properties it would allow Dr. Barkham to finally be able to develop the site for a veterinarian clinic.

Chairman asked for public comment. None were offered. Chairman Francis closed the public comment portion of the meeting at 7:10 p.m.

Planner Kree noted that though the re-zoning seemed appropriate, the Master Plan Land Use Map showed that that area was intended for Industrial use and not commercial. Mr. Kree suggested that as the Planning Commissioners would need to review the Master Plan in 2018, the Land Use Plan Map be reviewed, revised and updated to show current uses

#1. Re-Zoning Petition 17-002 Continued:

along Van Dyke. Mr. Kree noted in his November 1, 2017 review that the proposed commercial rezoning appeared to be appropriate for the site.

Engineer Mabery had no comments on the rezoning.

Consensus of Commissioners when polled agreed that the re-zoning as submitted was appropriate.

MOVED BY DODGE AND SUPPORTED BY ZENDER TO RECOMMEND TO THE ALMONT TOWNSHIP BOARD THAT ZONING APPLICATION #17-001-009-032-01 BE APPROVED BASED ON THE FOLLOWING FINDINGS: THE RE-ZONING OF SAID PARCEL FROM AG/RES TO C-3 IS COMPATIBLE WITH ALMONT TOWNSHIP'S MASTER PLAN AND THERE IS AN ERROR WITH THE FUTURE LAND USE PLAN WHICH WILL BE REVIEWED WITHIN THE YEAR 2018; THE REQUESTED C-3 ZONING IS APPROPRIATE NEAR AG AND C-3; AND IS COMPATIBLE WITH THE ADJACENT ZONING TO THE SOUTH/EAST, WHICH THE APPLICANT ALSO OWNS. ROLL CALL VOTE: DODGE – YES, ZENDER – YES, STREETER – YES, THOMPSON – YES, BLETCH – YES, LAUWERS – YES, FRANCIS – YES. MOTION CARRIED.

NEW BUSINESS: N/A

OLD BUSINESS:

#1. Vineyard Church – LED Sign Re-location

It was noted that a request had been received to relocate the new LED sign further south than what was approved at the October 11, 2017 Planning Commission meeting. Discussion on was held on site plan requirements.

MOVED BY STREETER AND SUPPORTED BY ZENDER TO APPROVE THE NEW LOCATION OF THE VINEYARD CHURCH SIGN CONTINGENT UPON THE APPLICANT PROVIDING A COMPREHENSIVE SITE PLAN NOTING ALL SETBACKS PURSUANT TO SIGN ORDINANCE 2.20. MOTION CARRIED.

#2. Jason Icenhower – Auto Repair Garage (4516 Van Dyke)

Mr. Icenhower submitted a revised drawing. Discussion followed. Planner Kree noted that on his October 19, 2017 report, that when the Special Land Use was approved in 1998, it was approved *“under the same requirements that an auto service business would apply for and thus, the use of an auto repair facility remains permitted by an existing, approved SLU of the use for the site”*. It was also noted that the original approved site plan was on file and did not show the extra parking spaces along Van Dyke. The original motion only approved for additional parking on the North side of the existing building. Mr. Icenhower removed the extra parking area along Van Dyke from the site plan.

MOVED BY STREETER AND SUPPORTED BY THOMPSON TO APPROVE THE AMENDED SITE PLAN AS SUBMITTED BY JASON ICENHOWER AND APPROVE THE APPLICATION FOR PATRIOT AUTO REPAIR AT 4516 VAN DYKE REFERENCING THE SPECIAL LAND USE APPROVAL FOR CASE #96-669 JANUARY 14, 1998 NOTING THAT THE EAST PARKING BE REMOVED AND THAT THE PARKING BE CONFINED TO THE NORTH SIDE OF THE BUILDING AND THAT THE PARKING NOT INTERFERE WITH THE UNLOADING/LOADING AREAS, AND THAT THE DESIGNATED HANDICAP PARKING SPACE BE THE CLOSEST ONE TO THE MAIN DOOR OF THE NORTH PARKING AREA, AND THAT LANDSCAPING BE PLACED ALONG THE FRONT OF THE BUILDING OUT OF THE ROAD RIGHT OF WAY. MOTION CARRIED UNANIMOUSLY.

One drawing that was received and submitted to the Planning Commission was signed by both Mr. Icenhower and Chairman Francis and will be placed in the file for Patriot Auto Repair.

OLD BUSINESS:

Chairman Francis noted for the record that as the next item on the agenda concerned his business relinquished the chair over to Vice Chairman Zender at 7:26 p.m.

#3. Country Smoke House – 1st revision on phase 2 & 3 site plan

Vice-chairman Zender asked Mr. Francis and his architect to explain the changes to his site plan. Mr. Francis asked that he start with the Planner's review. Landscaping was discussed. Mr. Francis noted that he would have a notation placed on the site plan referring to the caliper and number of trees along the north boundary line.

Lighting was discussed. Changes will be made to lower the height and intensity of some of the exterior lights.

The trash receptacle is proposed to be located inside the building. Consensus of Planning Commissioners agreed to allow the trash receptacle be located inside the building.

Mr. Francis noted that the original soil boring report was on file with the Building Department.

In order to provide an accurate calculation of the parking the total usable floor area is required. Site plan is to be amended to reflect total square footage.

Building height was discussed. Mr. Stevens, architect, will provide the height.

Screening along the south boundary line was discussed. Mr. Francis noted that he received a variance. Township Zoning Administrator was asked to review the Zoning Board of Appeals minutes.

A copy of the original MDOT permit is to be provided either by the applicant and/or the Township Building Department.

Mr. Mabery noted that a grading plan needs to be provided as well a composite set of site plan drawings prior to final approval and is needed to minimize future confusion as to what is required as part of the site plan. Existing and/or proposed road right – of - way must be shown on the plans. Final site plan drawings must be signed and sealed by a design professional per Township requirement.

The Almont Township Fire Chief's review was discussed. A Knox Box will be required as well as a fire alarm system that reports to a 24 hour monitoring station. Emergency access to residential dwelling and accessory buildings are to be maintained as well as a 30 foot wide fire lane on at least three sides of the building. Proper signage and/or striping are required.

Mr. Francis noted that he will have the changes made and bring the revised plans back to the December 13, 2017 meeting.

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Vice-Chairman Zender relinquished the chairing of the meeting back over to Chairman Francis at 8:20 p.m.

#1. Planning Commission Process Guidelines

Commissioner Streeter updated the commissioners on the progress made on the guidelines. Commissioner Streeter submitted drafts of two proposed forms. Discussion followed on those forms. Using forms will help keep projects in order and information readily accessible.

REPORTS:

Planner: - Mr. Kree and Ms. McGoldrick asked if the Planning Commission still wanted ROWE to prepare the Annual Report. Consensus was yes. Ms. McGoldrick noted that the Planning Commissioners will need to review the Master Plan in 2018. The land use map will need to be updated.

Engineer: Written report received

Zoning Board of Appeals: N/A

Zoning & Building Report: Question on zoning classification for 4169 Van Dyke was briefly discussed. This item can be addressed when reviewing the Master Plan.

Planning Commission General Comments: Questions were asked regarding the Township's view on a few topics.

MOVED BY DODGE AND SUPPORTED BY LAUWERS TO ADJOURN. MOTION CARRIED. MEETING ADJOURNED AT 8:50 P.M.

Respectfully submitted by:

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary