

Almont Township

819 N. MAIN STREET
ALMONT, MICHIGAN 48003
PHONE 810-798-8521/FAX810-798-7097
www.almonttownship.org

ALMONT TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
DECEMBER 13, 2017

The regular meeting of the Almont Township Planning Commission was called to order at 7:03 P.M. by Vice Chairman 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 , Kim Streeter, and Bryan Zender.

MEMBERS ABSENT: Steve Francis arrived at 7:05 p.m. Jesse Thompson, ROWE Professions Services and Davis Land Surveying & Engineering were excused.

ALSO PRESENT: Ray Shavers

MINUTES: MOVED BY STREETER AND SUPPORTED BY LAUWERS, TO RECEIVE THE MINUTES FROM NOVEMBER 8, 2017 AS PRESENTED. MOTION CARRIED.

CORRESPONDENCE: Presented

PUBLIC COMMENTS: None offered

LATE AGENDA ITEM: Commissioner Streeter asked that Planning Commission Process Guidelines be added under Old Business. Consensus of Planning Commissioners agreed.

INTRODUCTION: N/A

PUBLIC HEARINGS: N/A

Vice-Chair Zender relinquished the chairing of the meeting over to Chairman Francis at 7:06 p.m.

NEW BUSINESS: 1. 4081 Van Dyke – Site Plan 17- Industrial Accessory Building

Mr. Shavers publicly apologized for starting his accessory building prior to receiving approval from the Planning Commission and the Township Building Department (a STOP WORK order has been posted). Mr. Shavers stated that he wanted to start the project before the weather turned colder. Commissioners expressed their displeasure and asked why he didn't finish his first site plan. Mr. Shavers explained that the economy slowed down and there was less of a need for his product. Planning Commissioners urged Mr. Shavers to combine the new and old site plans together so that both can be addressed at the same time.

Discussion was held on the proposed accessory building elevations and which side was considered the front. Setbacks were discussed. It was suggested that Mr. Shavers' design professional determine the sides and show them on the revised plans.

NEW BUSINESS: 1. 4081 Van Dyke – Site Plan 17- Industrial Accessory Building Continued:

While going over the plans that were received by the Township, Mr. Shavers noticed the plans that the Planning Commission were looking at were not the latest version. Being as the set of plans that the Planning Commission had were insufficient, Mr. Shavers was requested to take the reviews as received by the Planner and the Engineer, and submit new revised plans by December 27, 2017 in order that the Planner and the Engineer may have sufficient time to review them. Mr. Shavers was notified that he will not be placed on the January 10, 2018 Planning Commission agenda unless the Engineer and the Planner both agree that the plans are sufficient for public review.

OLD BUSINESS: 1. Revised Site Plan for Almont Vineyard Church’s New Sign

The revised site plan showing the new location of the LED sign was reviewed by the Planning Commissioners and signed by Chairman Francis.

2. Planning Commission Process Guideline Manual

Commissioner Streeter shared a spreadsheet that she had worked on showing the various applications/site plans that the Planning Commission had reviewed since 2015. Discussion was held. The spreadsheet is a very good start but still needs a little tweaking.

REPORTS:

Planner: N/A

Engineer: N/A

Zoning Board of Appeals: N/A

Zoning & Building: Verbal update was given.

Planning Commission General Comments: Inquiry was made concerning the properties located on the Southwest corner of Van Dyke and Webster Road. The concerns expressed where a sign, the selling of vehicles on property not approved for such, and the gun sales location and whether or not it is truly a “home occupation”.

MOVED BY LAUWERS AND SUPPORTED BY DODGE TO ADJOURN THE MEETING AT 8:28 P.M. MOTION CARRIED.

Respectfully submitted by:

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary

