

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

February 14, 2018

The regular meeting of the Almont Township Planning Commission was called to order at 7:02 P.M. by Chairman 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, and Bryan Zender. Caitlyn McGoldrick of ROWE Professions Services and Cory Mabery, PE of Davis Land Surveying & Engineering were also present.

MEMBERS ABSENT: Mark Lauwers and Jesse Thompson

ALSO PRESENT: Approx. 15 guests

MINUTES: MOVED BY DODGE AND SUPPORTED BY ZENDER, TO RECEIVE THE MINUTES FROM JANUARY 10, 2018 AS AMENDED. MOTION CARRIED.

CORRESPONDENCE: Presented

PUBLIC COMMENTS: None offered

LATE AGENDA ITEM: Dodge requested that the agenda be amended and that items #1 and #2 be switched under New Business and that items #2 and #3 be switched under Old Business. Consensus of Commissioner agreed to change the order of items #1 and #2 under New Business and to change the order of #2 and #3 under Old Business.

INTRODUCTION: N/A

PUBLIC HEARINGS: N/A

NEW BUSINESS: #2. Shangos Fireworks – Temporary Structure Application Review (18-01)

Mr. Samir Alyass of Shangos Fireworks was present with his request to once again display and sell fireworks from the MOBIL Gas Station located at 3983 Van Dyke. Mr. Alyass noted that no changes were made from his application of 2017.

NEW BUSINESS: #2. Shangos Fireworks – Temporary Structure Application Review (18-01) Continued:

MOVED BY STREETER AND SUPPORTED BY ZENDER TO APPROVE THE REQUEST FOR A TEMPORARY USE BY SHANGO’S FIREWORKS 18-01. THIS IS A YEARLY ADMINISTRATIVE APPROVAL FOR 2018 PURSUANT TO THE ORIGINAL APPROVAL DATED 4/12/17. THE FINDINGS OF FACT REMAIN THE SAME AS APPROVED ON 4/12/17. TO ENSURE COMPLIANCE:

- 1. THE APPLICANT SHALL APPLY FOR AND RECEIVE THE NECESSARY STATE OF MICHIGAN LICENSE FOR THE SALE OF THE FIREWORKS.**
- 2. PER THE APPLICANT’S AGREEMENT, NO FIREWORKS WILL BE LIT OR SET OFF ONSITE.**
- 3. THE DATES OF OPERATION SHALL BE FROM JUNE 14, 2018 TO JULY 5, 2018 BETWEEN THE HOURS OF 9:00 A.M. AND 10:00 P.M.**
- 4. THE YEARLY APPLICATION FOR SPECIAL LAND USE/TEMPORARY STRUCTURE SHALL RETURN TO THE PLANNING COMMISSION FOR A YEARLY ADMINISTRATIVE REVIEW AT A MINIMUM OF 30 DAYS PRIOR TO THE STARTING DAYS IN QUESTION.**

MOTION UNANIMOUSLY CARRIED.

#1. Site Plan 18-01 – 3776/3778 VAN DYKE (VIN-TECH PROPOSED WAREHOUSE)

Mr. George Tencza of Superior Contracting was present to discuss the proposed 72’ x 140’ pole barn and limestone surface fire lane for storage purposes. This site is zoned Industrial.

Commissioners asked as to which plan reviews they should be looking at. Township Engineer’s was dated 2/9/18, Planner’s was dated 2/7/2018 and the ATFD was dated 12/8/2018. The applicant’s engineer comments were dated 2/9/2018.

Discussion was held on the reviews, responding comments, the 1/22/2018 site plan, and Ziemnick Foster Engineering’s calculations for storm water, dated 1/22/2018 and received by the Township on 1/26/2018.

The use of existing vegetation was approved but needs to be noted on the site plan. It was noted that said vegetation was drawn on the revised plans. Soil boring report was waived and referred to the Township Building Department. Parking calculations were discussed. Parking spaces shown were 95 and Commissioners accepted that as more than adequate. The proposed MDOT access was discussed. Mr. Tencza stated that the adjacent property owner along with the owners of Vin-Tech were working with MDOT on a shared access drive, but if it didn’t work out Vin-Tech would continue to use the existing access drive that they are currently using.

Site Plan 18-01 – 3776/3778 VAN DYKE (VIN-TECH PROPOSED WAREHOUSE)

MOVED BY STREETER AND SUPPORTED BY ZENDER THAT APPLICATION 18-01 FOR VIN-TECH INDUSTRIES BE APPROVED AS ALL ISSUES RAISED BY THE PLANNER, ENGINEER AND FIRE DEPARTMENT HAVE BEEN ADDRESSED ON THE LETTER RECEIVED FROM ZIEMNICK FOSTER ENGINEERING DATED 2/9/2018. THIS APPROVAL IS CONTINGENT UPON THE FOLLOWING:

- 1. THE APPLICANT PROVIDING CALCULATIONS TO ADDRESS THE COMMENTS REGARDING THE ROOF WATER RUNOFF.**
- 2. THAT THE TREE RATIO BE LABELED ON THE SITE PLAN PER THE PLANNER AND ENGINEER'S RECOMMENDATIONS.**
- 3. THAT THE LOADING SPACES ARE DEEMED TO BE ADEQUATE AS PRESENTED AND MUST BE INDICATED ON THE SITE PLAN.**
- 4. IF THE PROPOSED SOUTH ENTRANCE IS APPROVED BY MDOT, ANY EASEMENT DOCUMENTS/PERMITS MUST BE FORWARD TO THE TOWNSHIP.**
- 5. 95 PARKING SPACES ARE REQUIRED DUE TO THE ADDITION OF THE COLD STORAGE BUILDING – 95 SPACES ARE TO BE NOTED ON THE SITE PLAN.**
- 6. SOIL BORING DOCUMENTATION IS WAIVED AT THIS TIME DUE TO THE EXISTENCE OF THE EXITING BUILDING BEING LOCATED WITHIN 32 FEET OF THE PROPOSED NEW BUILDING.**
- 7. THE FIRE HYDRANT REQUIREMENT IS WAIVED.**

MOTION CARRIED UNANIMOUSLY.

OLD BUSINESS: #1. 4081 VAN DYKE – SITE PLAN 17-01 – INDUSTRIAL WAREHOUSE BUILDING (REVISED PLANS)

Tammy Foster was present from ZFE to represent Mr. Ray Shavers owner of the property in question.

Plan Reviews from Township Engineer, Cory Mabery dated 2/5/18, Planner Caitlyn McGoldrick dated 2/7/2018, Township Fire Chief Don Smith dated 2/8/2018 plus the response to the planners review from Ms. Foster were reviewed and discussed by the Planning Commissioners. A revised PDF file copy was reviewed by the Planner and Engineer that covered most of the comments from the previous reviews. The Planning Commissioners did not receive full size site plans of the most recent revisions, nor did they have written documentation of the latest reviews (No. 4) completed by the Planner and Engineer.

One of the concerns that Mr. Mabery had was that the surface water control plan that was included showed inadequate detention/retention areas that moved the surface water runoff onto the adjacent property to the north. A joint agreement may be required between Mr. Shavers and the neighbor to the north. Ms. Foster noted that on the revised plan it shows that less run off than what currently flows to the north will happen due to the underground detention system that is proposed.

The proposed parking was found to be sufficient for the uses on the site in question.

Setbacks were found to be in compliance pursuant to the Zoning Ordinance.

#1. 4081 VAN DYKE – SITE PLAN 17-01 – INDUSTRIAL WAREHOUSE BUILDING (REVISED PLANS) Continued:

Letters from Mr. Roger Anspaugh and Mr. Jay Tuggle and Gary Winterton were read into the record.

Outstanding issues from the Planner were discussed. Item #2 – lighting needs to be addressed on the site plan for all buildings, etc. Item # 5.p Soil borings were recommended that this be waived by the Planning Commission and directed to the Township Building Department for review. Section 7.4 - screening requirements of the dumpster needed to be clarified. The consensus of the Planning Commission decided that as the dumpster was proposed to be placed in the rear and would be screened by landscaping and as the dumpster would be placed some 350 feet from Van Dyke it would not be seen from the public. As such, no additional screening would be required. Section 7.5 – Exterior Lighting: Lighting was discussed. An adjoining neighbor to the property provided photos noting how bright the current lights are. All exterior lighting shall be directed toward and confined to the ground areas of lawns or parking lots. All lights shall be shielded. Mr. Shavers was requested to provide a lighting plan or change out all exterior lights with the same wall packs that are proposed for the warehouse providing that they meet the lighting requirements pursuant to Article 7, Section 7.5. This will need to be shown on the revised plans.

Commissioners noted that all reviews need to be in writing and not verbal as it is difficult to follow the discussion when not everyone has the same information. Also, all written reviews are necessary as they are kept in the Township files for future reference.

MOVED BY STREETER AND SUPPORTED BY DODGE TO POSTPONE A DECISION ON THE RAY SHAVERS APPLICATION 17-01 FOR 4081 VAN DYKE UNTIL ALL REMAINING ISSUES ARE ADDRESSED PURSUANT TO THE ENGINEER COMMENTS DATED 2/5/18 AND THE PLANNERS COMMENTS DATED 2/7/18. UPDATED SITE PLAN AND ENGINEERING AND PLANNERS REVIEWS ARE TO BE SUBMITTED IN A TIMELY MANNER FOR REVIEW FOR THE MARCH 14, 2018 MEETING. ITEMS THAT NEED TO BE ADDRESSED ARE:

- 1. DISCHARGE CALCULATION FROM PUMP**
- 2. SLIGHT REWORK ON THE GRADES ON THE SOUTH PROPERTY LINE**
- 3. CLARIFICATION ON CURB GRADES**
- 4. ADDRESS DISCHARGE ON PROPERTY TO NORTH**
- 5. BETTER LABELING OF SEPTIC FIELD AND FOOT-CANDLE OF PROPOSED LIGHTING**
- 6. LIGHTING/PHOTOMETRIC PLAN NEEDS TO BE ADDRESSED ON SITE PLAN**
- 7. TABLE OF USE REQUIREMENTS/PARKING NEEDS TO BE ADDRESSED (TOTAL NUMBER OF PARKING SPACES REQUIRED VS. PROVIDED).**

MOTION CARRIED UNANIMOUSLY

Chairman Francis called for a break in the meeting at 8:37 p.m. Meeting was called back into order at 8:49 p.m. by Chairman Francis. Chairman Francis noted that the next item on the agenda concerned his business therefore he was stepping down and relinquishing the chairing of the next agenda item over to Vice-Chair Zender at 8:50 p.m.

#3. 3294 COUNTRY SMOKE HOUSE – PHASES 2 & 3 REVISED PLAN APPROVAL

Vice-Chairman Zender asked Mr. Mabery to go over his review as only engineering items needed to be addressed. Mr. Mabery commented from his written review dated 2/6/2018. The plan must be revised to correctly label the proposed and existing ground elevation, the title sheet is required that lists all the plan sheets included in the site plan drawing set, the light plan must indicate all proposed lights shall have no more than 0.1 foot candles at the property line and a current date on each plan is also required.

Discussion was held on the above required items from engineering. Mr. Francis asked if he could make those notations on the plans submitted. Consensus of Commissioners agreed. Mr. Francis made the notations on the plans based on the comments from the Township Engineer which were reviewed by Vice-Chairman Zender. Job file set of site plans was stamped and signed by Vice-Chairman Zender.

MOVED BY DODGE AND SUPPORTED BY BLECH TO APPROVE THE UPDATED SITE PLAN FOR 3294 VAN DYKE (COUNTRY SMOKE HOUSE) FOR PHASES 2 & 3 ORIGINALLY APPROVED 2009 (WITH EXTENSION GRANTED IN 2017) WITH THE FOLLOWING STIPULATIONS:

- 1. AN INDEX (HAND WRITTEN BY THE APPLICANT) HAS BEEN ADDED TO THE SUBMITTED SITE PLAN NOTING ALL SHEETS INCLUDED IN THIS SUBMISSION. INDEX HAS BEEN REVIEWED AND SIGNED BY VICE-CHAIRMAN ZENDER.**
- 2. THREE (3) PRE-EXISTING SOUTH FACING EXTERIOR LIGHTS THAT WERE INSTALLED APPROX. 9 YEARS AGO DURING PHASE 1 REMAIN AS IS.**
- 3. APPLICANT IS TO SUPPLY ADDITIONAL DETAILS REGARDING THE 3 (NEW) PROPOSED SOUTH LIGHTS FOR COMPLIANCE.**

MOTION CARRIED UNANIMOUSLY.

Vice-chair Zender relinquished the chairing of the meeting back to Chairman Francis at 9:15 P.M.

#2 4310 VAN DYKE – TDC – UPDATE ON FEBRUARY SITE ITEMS DEADLINE

Engineer Mabery noted that fencing is installed with screening slats, dumpster pad has been poured, landscaping has been installed with the exception of some maple trees at the west property line, but that all landscaping for screening purposes has been installed. Mr. Mabery noted that an “as built” set of plans will be required when all site work has been completed.

MOVED BY STREETER AND SUPPORTED BY DODGE TO ACKNOWLEDGE THAT THE APPLICANT TDC OF 4310 VAN DYKE HAS COMPLETED THE DUMPSTER PAD AND FENCING AS REQUIRED BY THE PLANNING COMMISSION MOTION OF 7/12/17. LANDSCAPING HAS BEEN INSTALLED WITH THE EXCEPTION OF THE MAPLE TREES AT THE WEST PROPERTY LINE. REMAINING LIST OF UNFINISHED ITEMS AS NOTED ON THE DAVIS LAND SURVEYING INSPECTION REPORT OF 2/7/18 ARE TO BE COMPLETED BY 8/1/2018. MOTION CARRIED UNANIMOUSLY.

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#4. MASTER PLAN UPDATE

Consensus of the Commissioners agreed that the current Master Plan is working; it just needs the updates on pertinent information and zoning use maps. Ms. McGoldrick reminded the Commissioners that the Master Plan was jointly collaborated with the Village of Almont, and a joint meeting would need to be held to adopt any revisions.

#5. Solar Farms Ordinance Process

Consensus of commissioners present agreed to postpone further discussion on Solar Farm Ordinance until March 14, 2018.

REPORTS:

Planner – N/A

Engineer – Written report submitted.

Zoning Board of Appeals – N/A

Zoning & Building Report – 2017 Annual Report submitted. Updated and revised Site Plan & Special Land Use form submitted for review and approval from PC

Planning Commission – Process Guidelines – N/A

General Comments

March 14, 2018 Agenda – Public Hearing – SSV, LLC (4296 Van Dyke)

Old Business – Ray Shavers (4081 Van Dyke)

Vintech Revised/Corrected Site Plan Approval

Solar Farms Ordinance

Master Plan Update

MOVED BY DODGE AND SUPPORTED BY ZENDER TO ADJOURN AT 9:43 P.M. MOTION CARRIED.

Respectfully,

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary