

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

April 11, 2012

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 P.M. by Chairman Francis, at the Almont Township/Village Hall, 819 N. Main Street, Almont, Michigan. Roll was taken.

MEMBERS PRESENT: Steve Francis, Jean Gross, Fred Hunter, Kim Streeter, and Bryan Zender. Also present: Brian Wilson of Community Planning & Management, PC.

MEMBERS ABSENT: Mark Lauwers arrived at 7:03 p.m. and Dennis Sweers arrived at 7:04 p.m.

ALSO PRESENT: 9 guests

CORRESPONDENCE: Correspondence was presented.

MINUTES: MOVED BY STREETER AND SUPPORTED BY ZENDER TO RECEIVE THE MARCH 14, 2012 MINUTES AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: None offered.

LATE AGENDA ITEMS: N/A.

INTRODUCTIONS: N/A

PUBLIC HEARING: N/A

OLD BUSINESS: 1. Review Article 2, Section 2.21 - Signs

Chairman Francis asked the commissioners if the proposed amendments to section 2.21 were on track or if the amendments so far suggested were too liberal. Consensus of the Commissioners agreed that the proposed amendments were headed in the right direction and to continue with the review process. The Planning Commissioners noted that they could always revisit the proposed amendments again if needed.

Discussion was held on the proposed amendment to ground signs, subsection c. After lengthy discussion, the Commissioners agreed that all applications for newly constructed ground signs located in commercial through industrial zoned properties shall be reviewed and approved by the Planning Commission during a regular

1. Review Article 2, Section 2.21 – Signs Continued:

meeting. The Planning Commission will review the placement, size, and architectural features of the proposed sign to determine if the proposed design of the sign is appropriate for the site and surrounding area. No extra fees will be charged for sign reviews and approvals from the Planning Commission.

Discussion was also held on omitting the color red as a single color for LED message boards due to the fact that many found the color red hard to read. Consensus agreed to allow red as one of the single color choices on a LED message board. It was felt that a business owner has the right to decide which colors to use and let their customers supply the business owner with comments as to what works and what doesn't.

Mr. Wilson was asked to submit a draft copy of the proposed changes as discussed for the May meeting.

Commissioner Streeter left meeting at 7:55 p.m. and returned at 7:57 p.m.

2. Review Master Plan

Commissioners had been asked to review the written comments from the 2011 Township Master Plan Survey. Commissioners agreed that most of the comments were based on items that the Commissioners had no control over such as taxes and the economy. Items that could be addressed were being considered such as extending the park facilities (biking and walking paths) and providing a friendlier environment to new businesses. Also noted was that as the population ages, the need for a senior/community/recreational center was high on the priority list.

The Commissioners also reviewed the demographic changes that Mr. Wilson had provided at the March meeting. Mr. Wilson noted that he will have another section to be reviewed for the May meeting.

NEW BUSINESS: N/A

REPORTS:

Planner: None submitted

Engineer: None submitted.

REPORTS CONTINUED:

Zoning Board of Appeal: Commissioner Streeter noted that the ZBA meet on March 21st to consider a petition received by J. Ligon Jr. Trust regarding a variance from sections 2.12 and 2.15 – Frontage. After careful consideration the variance was granted.

Master Plan Committee Report: Commissioners Gross, Streeter, and Zender noted that a joint meeting is scheduled for May 9, 2012

Zoning & Building: March 2012 Building & Zoning Report was submitted.

General Comments: May agenda items were discussed.

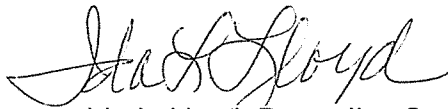
Proposed Agenda: May 9, 2012

Old Business: Proposed amendments to Article 2, Section 2.21- Signs

Master Plan Survey Comments

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

Respectfully submitted by,

A handwritten signature in cursive script, appearing to read "Ida L. Lloyd".

Ida L. Lloyd, Recording Secretary