

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

April 13, 2011

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 Hall, 819 N. Main Street, Almont, Michigan. Pledge of Allegiance was recited. Roll was taken.

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

MEMBERS ABSENT: None

ALSO PRESENT: 3 guests

CORRESPONDENCE: Correspondence was presented.

MINUTES: MOVED BY STREETER AND SUPPORTED BY GROSS TO ACCEPT THE MARCH 9, 2011 MINUTES AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: N/A.

LATE AGENDA ITEMS: Under New Business: Special Election - Secretary

INTRODUCTIONS: N/A

PUBLIC HEARING: N/A

OLD BUSINESS: #1. Farm Markets (Ag/Commercial Districts)

Chairman Francis and the Planner noted that as the Zoning Ordinance does not allow for agricultural type businesses (farming and farm markets) in Commercial zoned districts, should the ordinance be revised to allow farming and its related activities in commercial districts?

Discussion followed on whether or not to allow farming in Commercial and Industrial zoned districts. Consensus of Commissioners agreed that the growing of crops on fallow or vacant Industrial property would be beneficial for the community but that other farming activities such as dairy/raising of animals and/or farm markets should be prohibited.

OLD BUSINESS: #1. Farm Markets (Ag/Commercial Districts) Continued:

The growing of crops and farm markets on commercial zoned properties would be allowed so long as the larger more intensified farm markets are approved only as a special land use and they (farm markets) would have to follow the Generally Accepted Agricultural and Management Practices. (GAAMP) rules as set down in the Right to Farm Act (PA 93 of 1981 as amended).

Also discussed was the need to update Article 9 (Agricultural-Residential District) noting that farm markets must follow RTF GAAMP regulations.

Mr. Wilson was asked to draft the needed amendments and have them available for the May meeting.

#2. Ways to promote Almont Township

Chairman Francis noted that he felt that the Planning Commission has already done its part by providing Commercial and Industrial Districts within the township, and that the business owner themselves need to get together and come up with ways in which to promote their businesses and the township.

Suggestions ranged from a committee appointed by the Township Board setting up a meeting with the area business owners, having business owners put their businesses on Facebook @ or adding to the Township's website. Commissioner/Trustee Sweers was asked to take these suggestions back to the Township Board for further directions.

NEW BUSINESS:

#1. Master Plan Update:

Discussion was held on the benefit of creating and mailing out a survey. Consensus of Commissioners agreed to use an amended form of the 1997 Master Plan Survey and do a bulk mailing to all known addresses within the Township and Village. Chairman Francis asked that all Commissioners review the old survey and note any changes they feel are necessary.

MOVED BY LAUWERS AND SUPPORTED BY HUNTER TO RECOMMEND TO THE TOWNSHIP BOARD THAT THE 1997 MASTER PLAN SURVEY BE REVISED AND MAILED OUT SEPARATELY TO ALL KNOWN ADDRESSES WITHIN ALMONT TOWNSHIP AND VILLAGE. MOTION CARRIED.

New Business Continued:

#2. Special Election: Secretary:

Due to the resignation of Commissioner Hunter from the position of secretary because of business reasons and pursuant to Almont Township's Planning Commission Rules & Procedures, Article VI: C, a special election is to be held to fill the vacancy. Suggested nominations were: Commissioners Zender, Lauwers, and Gross to fill the vacancy. Zender and Lauwers both declined. Gross stated that she would let her name stand. **MOVED BY HUNTER AND SUPPORTED BY STREETER TO UNANIMOUSLY ELECT GROSS TO FILL THE VACANCY FOR THE OFFICE OF SECRETARY FOR THE REMAINDER OF THE TERM. MOTION CARRIED UNANIMOUSLY.**

REPORTS:

Planner: N/A

Engineer: N/A

Zoning Board of Appeals: N/A

Zoning & Building: February and March Building & Zoning reports were submitted. A verbal report was given updating the Commissioners on new business moving into the township.

General Comments: N/A

Proposed Agenda May 11, 2011:

- Old Business: 1. Proposed Revisions to Art. 9, & 14-17
2. Master Plan – surveys, etc.

MOVED BY SWEERS AND SUPPORTED BY ZENDER TO ADJOURN THE MEETING AT 8:18 P.M. MOTION CARRIED.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary