

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

APRIL 14, 2010

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, P.C. and Ray Davis, of Davis Land Surveying & Engineering, P.C.

MEMBERS ABSENT: None

ALSO PRESENT: 4 guests

CORRESPONDENCE: Correspondence was presented.

MINUTES: MOVED BY ZENDER AND SUPPORTED BY HUNTER TO ACCEPT THE MARCH 10, 2010 MINUTES AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: None

LATE AGENDA ITEMS: N/A

INTRODUCTIONS: Mr. James Lessenberry of Animal Learning Systems introduced himself and explained that he was currently looking at purchasing the building at 7300 Winterton Drive, which is located behind the Nova Metal building. Mr. Lessenberry stated that he is a dog behaviorist and the location appears to meet his needs for dog training. Mr. Lessenberry asked the Commissioners if they foresaw any problems with this location. Chairman Francis stated that the location may work out well but noted that the Planning Commission could not answer his questions in total until Mr. Lessenberry made application for special land use approval. Mr. Lessenberry thanked the Commissioners for their time.

PUBLIC HEARING None

OLD BUSINESS: Amendments to the proposed sign regulations (section 2.21)

Vice-Chair Streeter noted that she and a few other commissioners attended a workshop on signs during the Lapeer County 30th Annual Planning Conference held at the Almont Middle School on March 13th. Vice-Chair Streeter noted that the speaker of the workshop had brought up a few items that the Almont Township Planning Commission may want to consider before finalizing the sign ordinance.

The first item was that all signs whether or not they were commercial could not limit what is said on them due to 1st amendment rights. Mr. Wilson agreed that was true, but stated that he felt that the proposed ordinance already covered that.

Commissioner Zender noted that flags could not be limited either as to what they had on them. Lengthy discussion followed. **MOVED BY SWEERS AND SUPPORTED BY ZENDER TO REMOVE THE FOLLOWING FROM SECTION 2.21.D.3 "OR FLAGS (OTHER THAN THE UNITED STATE, STATE OF MICHIGAN OR OTHER GOVERNMENTAL FLAGS)"**
ROLL CALL VOTE: SWEERS – YES, ZENDER – YES, LAUWERS – YES, GROSS – YES, HUNTER – YES, STREETER – YES, FRANCIS – NO. MOTION CARRIED.

Temporary signs were also discussed. Mr. Wilson will make noted changes to draft. Chairman Francis asked that the sign ordinance be placed on May's agenda under public hearing if no other revisions were pending. Consensus of Commissioners agreed to place proposed amendments to Section 2.21 – Signs under Public Hearing on the May 12th agenda.

Chairman Francis called for a break at 8:25 P.M. Chairman Francis called the meeting back into order at 8:30 P.M.

NEW BUSINESS: #1. Zoning Procedures Manual – Streamlining Procedures

Commissioner Sweers noted that he was having problems with people who came before the Commission to discuss their proposals without prior knowledge or any background information on the topic of discussion. Commissioner Sweers asked the Planning Commission what could be done so that all the Commissioners had the information prior to the meeting.

Mr. Wilson noted that in some other communities that CPM works with have a simple (non-bidding/pre-application) form that is filled out by the person(s) who wished to speak informally to the Commissioners. Mr. Wilson also noted that the Commissioners need not respond to direct questions but should ask the person(s) to fill out a pre-application form or to submit a site plan/special land use application so that the matter can be formally reviewed and discussed.

Chairman Francis reminded the Commissioners that under public comments anyone may speak and as Chairman he would allow them to do so.

1. Zoning Procedures Manual – Stream lining Procedures Continued:

Commissioners agreed that a pre-application/letter of introduction form would be very helpful. A form will be drafted and made available to anyone wishing to speak informally with the Planning Commission. When a form is submitted a copy of the form will go into each Commissioner's, the Planner's, and the Engineer's packets.

#2. Proposed Revision to Zoning Ord. 39, Art.14.01 & 14.02 (Daycare/Preschool, etc).

Chairman Francis noted that there were two items that needed to be discussed. First was whether or not the Commissioners thought that placing nursery schools, preschools, and child day care under permitted or special land use in commercial zoned properties was applicable. The second was that a request had been received by the Township Supervisor, through the Zoning Administrator, to look at the dual zoning on the building located at 4260 Van Dyke and clarify the zoning.

The first order of business relating to item #2 above: Planning Commission member discussion followed on whether or not to allow nursery/pre-schools/daycare facilities on commercial zoned properties. Mr. Wilson noted that as such proposed uses are allowed under special land use approval in (O-1), professional office districts, such uses could also be allowed under special land uses in all of the commercial zoned districts. Concern was expressed over the more intensive uses that are permitted in (C-2), planned shopping centers and (C-3), general commercial zoned districts than what is permitted in a (C-1), local commercial zoned district; and that by placing child care in a district other than (C-1), local commercial, it may cause a more dangerous situation to occur.

MOVED BY LAUWERS AND SUPPORTED BY STREETER TO HOLD A PUBLIC HEARING TO DISCUSS AMENDING ZONING ORDINANCE NO. 39.15, ARTICLE 14, SUBSECTION 14.02 TO INCLUDE UNDER SPECIAL LAND USE NURSERY SCHOOLS, PRESCHOOLS, AND CHILD CARE CENTERS. MOTION CARRIED.

Second order of business relating to item #2 above: Lengthy discussion was held on how to correct the split zoning for the building located at 4260 Van Dyke. The owners of the property, Mr. Pete Caruso and Mr. Ron Palmeri, were present and agreed to C-1 zoning for not only the building but for the whole 6.93 acre site.

MOVED BY ZENDER AND SUPPORTED HUNTER TO HOLD A PUBLIC HEARING AT THE MAY 12, 2010 MEETING TO REZONE PARCEL 44-001-016-015-00 FROM C-3 TO C-1. MOTION CARRIED.

Mr. Wilson was asked to provide the Township with public notices for the proposed rezoning of parcel 44-001-016-015-00 from C-3, general commercial to C-1, local commercial and the proposed amendment to Article 14, subsection 14.02 for the May agenda.

April 12, 2010

REPORTS:

Planner: N/A

Engineer: N/A

Zoning Board of Appeals: N/A

Zoning & Building: Verbal update was given on the progress of Cornerstone (Addy) Hardware's application.

General Comments:

1. CPM Review - Comments were offered by the Commissioners.
2. DLS&E Review - Comments were offered by the Commissioners.

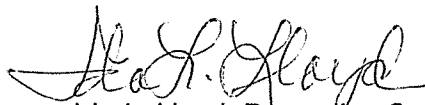
Proposed Agenda: May 12, 2010

Public Hearings:

- #1. Proposed rezoning of parcel 44-001-016-015-00 from C-3 to C-1
- #2. Proposed amendment to Zon. Ord. 39.15, Art. 14, subsection 14.02
- #3. Proposed amendment to Zon. Ord. 39.15, Art. 2, subsection 2.21 Signs

MOVED BY SWEERS AND SUPPORTED BY LAUWERS TO ADJOURN THE MEETING AT 10:08 P.M. MOTION CARRIED.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary