

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

APRIL 9, 2014

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 P.M. by Vice-Chairperson Kim Streeter at the Almont Township/Village Hall, 819 N. Main Street, Almont, Michigan 48003. Roll call was taken.

MEMBERS PRESENT: Jean Gross, Fred Hunter, Mark Lauwers, Kim Streeter, Clay Stroup, and Bryan Zender.

MEMBERS ABSENT: Steve Francis

ALSO PRESENT: 6 guests

CORRESPONDENCE: None were offered.

MINUTES: MOVED BY GROSS AND SUPPORTED BY ZENDER TO RECEIVE THE MARCH 12, 2014 MINUTES AS PRESENTED. MOTION CARRIED.

LATE AGENDA ITEMS: None offered.

INTRODUCTIONS: Mr. Justin Sprague of ROWE Professional Services was introduced to the public.

PUBLIC HEARING: #14-001 – Special Land Use Application – Labaron's Motor Sports (4296 Van Dyke) – Article 16, section 16.02(1) – Outdoor storage and (2) – Self storage facilities

Mr. Craig Noble was asked to explain his proposed application. Mr. Noble noted that he had purchased the former Fox Brothers location which consisted of 2 large buildings. The main building has been renovated to show and sell his sport vehicles and related products. The second building which is located on the northern side of the property was built originally for storage and as such would be perfect to convert into self-storage units. The large fenced-in paved area between the main building and storage building would be ideal as an outdoor-storage area for RV's, boats, campers, and the like.

Mr. Sprague read from his review noting that the eight (8) standards for site plan approval had, in his professional opinion been met. Mr. Sprague also reviewed the conditions from Article 16, Section 16.02.1 and 16.02.2 which contain the requirements under special

Public hearing for petition #14-001 Continued:

land use for outdoor storage and self-storage units. The only question he had was regarding the screening and whether or not the planning commissioners felt it met the intent of the ordinance.

Vice-Chair Streeter opened the hearing to the public at 7:16 P.M.

The owner of 7120 Old Farm Trail (Michael Cicchini) stated that his only concern was the height of the vehicles that would be allowed to be stored. Mr. Cicchini did not want to look at the tops of vehicles parked in the open area.

Vice-Chair Streeter noted that the commissioners were looking at two (2) requests and if approved there would be two (2) different businesses on the property - the retail/mercantile business and the proposed storage operations.

Security was questioned. Mr. Noble noted that he had cameras installed as well as replacing all the light fixtures with new LED bulbs. The gate is locked and has a key pad and that each of his customers will be provided with combinations. A KNOX Box has been secured and approved by the Township Fire Department.

Hours of operation was discussed. It was agreed that no activity shall take place during the hours of 12 Midnight and 6 A.M.

Barrett { Pursuant to Article 4, section 4.02.3.subsection(l) the consensus of the planning commissioners determined that strict enforcement of section 402.3.11 – additional screening, was not necessary due to the unique layout of the buildings and the existing fence already surrounding the area in question.

Vice-Chair Streeter noting that as there were no further comments from the audience closed the public hearing for petition #14-001 at 7:45 A.M.

MOVED BY HUNTER AND SUPPORTED BY ZENDER TO APPROVE THE REQUESTED SPECIAL LAND USE APPROVAL ON THE FOLLOWING FINDINGS OF FACTS WITH REGARDS TO THE GENERAL STANDARDS FOR APPROVAL OF A SPECIAL LAND USE:

- 1. THERE ARE SEVERAL BUSINESSES WITHIN THE AREA THAT ARE CONSISTENT WITH THE CHARACTER OF THE AREA ALONG M-53 AND THERE IS AN OPPORTUNITY TO BUFFER NONRESIDENTIAL USES BEHIND THE SITE.**
- 2. THE PROPOSED USE IS NOT EXPECTED TO CREATE ADDITIONAL TRAFFIC OR TRAFFIC HAZARDS BECAUSE TRAFFIC GENERATION FOR SELF-STORAGE OPERATIONS IS GENERALLY LOW IN COMPARISON WITH OTHER PERMITTED USES IN THE AREA.**
- 3. THERE ARE NO IDENTIFIED NUISANCES ANTICIPATED DUE TO THE PROPOSED USE.**
- 4. THE PROPOSED OUTDOOR STORAGE WILL BE SCREENED FROM THE ROADWAY BY THE FRONT BUILDING AND ONE SIDE BY THE EXISTING BUILDING TO BE USED FOR STORAGE.**

Public hearing for petition #14-001 Continued:

5. A FENCE IS PROPOSED TO PROVIDE SCREENING IN THE REAR AND SIDE OF THE PROPERTY.
6. THE PROPOSED USE IS SITUATED ALONG M-53 IN AN AREA WHERE SEVERAL COMMERCIAL BUSINESSES EXIST AND WILL NOT DISRUPT A CONTINUITY OF DEVELOPMENT IN THE AREA.
7. THE USE IS CONSISTENT WITH THE CURRENT ZONING DISTRICT AND FUTURE PLANNING FOR THIS SITE.
8. THERE WERE NO IDENTIFIED THREATS TO THE PUBLIC HEALTH, SAFETY OR WELFARE FROM THE OPERATION THE SITE.
9. THE ONLY IDENTIFIED POTENTIAL IMPACT IS THE VIEW OF THE OPEN STORAGE ON NEARBY RESIDENCES AND THAT ISSUE HAS BEEN ADDRESSED BY THE PROPOSED SCREENING.

WITH REGARDS TO THE SPECIFIC REQUIREMENTS FOR THE OUTDOOR STORAGE PORTION OF THE USE THE FOLLOWING FINDINGS OF FACT APPLY TO SECTION 16.02.1:

1. THE OUTDOOR STORAGE AREA AS DESIGNATED ON THE SITE PLAN IS CONCEALED BEHIND A SIX (6) FOOT FENCE AND WILL ALSO BE OBSCURED BY THE PRINCIPAL BUILDING ON THE PROPERTY.
2. THE STORAGE AREA IS CURRENTLY ASPHALT AND WILL REMAIN ASPHALT.
3. THE STORAGE AREA IS COMPLETELY ENCLOSED AND WILL NOT ENCROACH UPON ADJACENT PROPERTY.

WITH REGARDS TO SPECIFIC REQUIREMENTS FOR THE INDOOR STORAGE PORTION OF THE USE THE FOLLOWING FINDINGS OF FACT APPLY TO SECTION 16.02.2:

1. THE OWNER SHALL PLACE LIMITATIONS ON THE STORAGE OF COMBUSTIBLE OR FLAMMABLE LIQUIDS, COMBUSTIBLE FIBER OR EXPLOSIVE MATERIALS ON ANY LEASE.
2. ALL STORAGE IS PROPOSED TO BE ENCLOSED.
3. THE OWNER SHALL PLACE LIMITATIONS ON THE USE OF THE SELF-STORAGE UNITS FOR ANY USE OTHER THAN STORAGE ON ANY LEASE.

FURTHER, IN ORDER TO ENSURE COMPLIANCE WITH THESE STANDARDS, THE FOLLOWING CONDITIONS ARE PART OF THIS MOTION TO APPROVE:

1. THE OWNER SHALL INCLUDE IN THE LEASE AGREEMENTS FOR THE STORAGE UNITS THAT STORAGE OF THE COMBUSTIBLE OR FLAMMABLE LIQUIDS, COMBUSTIBLE FIBERS, OR EXPLOSIVE MATERIALS IS PROHIBITED, AS IS THE USE OF THE STORAGE UNIT FOR ANY PURPOSE OTHER THAN STORAGE.
2. NO VEHICLES/OR OTHER ITEMS HIGHER THAN TWELVE (12) FOOT – SEVEN (7) INCHES SHALL BE ALLOWED TO BE OPENLY STORED ON THE PROPERTY.
3. NO BUSINESS OR OPERATIONS SHALL BE ALLOWED BETWEEN THE HOURS OF 12 MIDNIGHT AND SIX (6) A.M.
4. THE WAIVING OF EXTRA SCREENING IS APPROVED PURSUANT TO ARTICLE 4.02.3 (L).
5. ALL STANDARDS PURSUANT TO ARTICLE 16, SECTION 16.02.1 AND SECTION 16.02.2 SHALL BE ADHERED TO.

ROLL CALL VOTE: HUNTER – YES; ZENDER – YES; STROUP – YES; GROSS – YES; LAUWERS – YES, STREETER – YES.
MOTION CARRIED.

OLD BUSINESS: N/A

NEW BUSINESS: N/A

REPORTS: Planner – Justin Sprague: - N/A

Engineer – N/A

Zoning board of Appeals – Clay Stroup, liaison member to the ZBA, noted that on April 7th a workshop/training session was held. Mr. Doug Piggott from ROWE Professional Services was the instructor. The session was very informative and helpful. It was also noted that Article 19 will need to be updated and/or revised.

Zoning & Building – Two (2) future applications will be coming before the planning commission, hopefully by June.

Planning Commission – General Comments - A workshop/ training session with ROWE was discussed. Vice-Chair Streeter will approach the Township Board for approval.

Proposed Agenda: Vice-Chair Streeter noted that the May 14th meeting may be canceled due to a lack of agenda items. Commissioners will be duly notified if that happens.

**MOVED BY LAUWERS AND SUPPORTED BY GROSS TO ADJOURN. MOTION CARRIED.
MEETING WAS ADJOURNED AT 8:05 P.M.**

Respectfully submitted by:

Ida L. Lloyd

Ida L. Lloyd,
Recording Secretary