

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

August 11, 2010

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 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, and Dennis Sweers. Also present: Brian Wilson of Community Planning & Management, PC and Cory Mabery, PE of Davis Land Surveying & Engineering, PC

MEMBERS ABSENT: Bryan Zender

ALSO PRESENT: 6 guests

CORRESPONDENCE: Correspondence was presented.

MINUTES: MOVED BY LAUWERS AND SUPPORTED BY HUNTER TO ACCEPT THE JULY 14, 2010 MINUTES AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: N/A.

LATE AGENDA ITEMS: Commissioners agreed to place the letter received from Novak Supply under New Business

INTRODUCTIONS: N/A

PUBLIC HEARING: N/A

OLD BUSINESS: #1. SLU Application #10-003 – Apple Valley Autos (C-1)

Chairman Francis noted that the applicant had submitted a layout of the proposed building along with non executed copies of the storm water drainage easement and the driveway easement. The applicant noted that the easement agreements had not been executed in case the Planning Commissioners and/or the Planner and the Engineer had any additional comments regarding the contents of said agreements.

Mr. Snyder, the professional designer of Application #10-003, noted that there was a mistake on the drawings. Mr. Snyder noted that he had made a mistake on the square footage of the building. The building is 30-feet deep and not the 28-feet as drawn on the plans as submitted. This is a difference of 112 square feet. Chairman Francis noted the correction.

#1. SLU Application #10-003 – Apple Valley Autos (C-1) Continued:

Mr. Wilson and Mr. Mabery went over their reviews. Mr. Wilson noted that all the items have been addressed but that the Planning Commission should determine if the proposed amendments are acceptable. Mr. Mabery noted that the easement documents need to be executed, but also need to include legal descriptions of all the proposed easements. Copies of all State and County permits are required prior to scheduling a pre-con meeting and before any work can begin on the site.

It was noted that the warehouse/accessory building will not be built at this time. The applicant was informed that she would need to reapply and appear before the Planning Commission prior to the time the accessory building is to be built.

MOVED BY STREETER AND SUPPORTED BY LAUWERS TO APPROVE APPLICATION #10-003, APPLY VALLEY AUTO, LOCATED ON PARCEL 44-001-034-013-05 SUBJECT TO THE FOLLOWING:

1. THE GRADING PLAN IS REVISED TO ELIMINATE THE FLAT SPOT, ALONG THE SIDEWALK, IN THE SOUTHEAST CORNER OF THE VEHICLE DISPLAY AREA.
2. ALL SITE PLAN SHEETS MUST BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL.
3. A COPY OF THE MDOT APPROVAL IS PROVIDED.
4. A COPY OF THE SOIL EROSION AND SEDIMENTATION APPROVAL IS PROVIDED
5. AN EXECUTED SHARED INGRESS-EGRESS EASEMENT IS PROVIDED.
6. AN EXECUTED SHARED SURFACE DRAINAGE EASEMENT IS PROVIDED.
7. AND EXECUTED SIDEWALK EASEMENT IS PROVIDED.
8. AND AGREEMENT/APPROVAL FROM THE ADJACENT PROPERTY OWNER IS PROVIDED FOR THE DETENTION POND DISCHARGE.
9. BUILDING PLANS FOR THE SALES BUILDING DATED 8/11/2010 TO BE ATTACHED TO SITE PLAN.
10. PROPERTY OWNER IS TO RETURN TO THE PLANNING COMMISSION WHEN READY TO CONSTRUCT THE FUTURE WAREHOUSE BUILDING.

ROLL CALL VOTE: STREETER – YES, LAUWERS – YES, SWEERS – YES, HUNTER – YES, GROSS – YES, FRANCIS – YES, ZENDER – ABSENT. MOTION CARRIED.

#2. Proposed Medical Marijuana Ordinance

Discussion followed on the information that had been received regarding medical marijuana and what kind of ordinance, if any, was needed. Supervisor Bowman, Commissioner Gross and Zoning Administrator Lloyd gave an overview of the symposium they attended in Ypsilanti.

Mr. Wilson asked the Commissioners to again review the May 24th draft that was presented. Mr. Wilson asked that if the Commissioners felt comfortable as it is or did they want to expand the nature of ordinance? Most commissioners felt that as the Michigan Medical Marijuana Act of 2008 is silent regarding dispensaries and as they have been provided with an opinion that dispensaries are not allowed, they would

#2. Proposed Medical Marijuana Ordinance Continued:

prefer to not permit them as part of the proposed ordinance. Discussion also followed on what zoning district would be allowed for patients or primary caregivers.

Chairman Francis asked the Commissioners to review the May 24th draft ordinance and to be ready to discuss in more detail the language that they want in the ordinance. Mr. Wilson noted that he will forward an updated draft based on comments made during the August meeting.

#3. Proposed Adult Entertainment Ordinance.

Mr. Wilson supplied a map noting where potential "adult type" businesses could be located within the Industrial zoned district of Almont Township. The selling of "used goods" will be omitted under the proposed ordinance. Mr. Wilson stated that he will have an updated draft with a map designating the locations within the township for the September Planning Commission meeting.

NEW BUSINESS: #1. Letter from Novak Supply & Equipment - Request to extend time in which to complete paving of customer parking area

MOVED BY HUNTER AND SUPPORTED BY STREETER TO APPROVE A ONE TIME ONLY ONE YEAR EXTENSION (JULY 31, 2010 TO JULY 31, 2011) TO NOVAK SUPPLY AND EQUIPMENT LOCATED AT 3620 VAN DYKE TO COMPLETE PAVING OF CUSTOMER PARKING AREA PURSUANT TO LETTER RECEIVED FROM JAMES NOVAK , JR. ON AUGUST 11, 2010. MOTION CARRIED.

REPORTS:

Planner: N/A

Engineer: N/A

Zoning Board of Appeals: N/A

Zoning & Building: July Building & Zoning Report was submitted.


General Comments: Polices and Procedures were discussed.

Proposed Agenda September 8, 2010

Old Business: Medical marijuana Ordinance
Adult Entertainment Ordinance

MOVED BY SWEERS AND SUPPORTED BY LAUWERS TO ADJOURN THE MEETING AT 9:18 P.M. MOTION CARRIED.

Respectfully submitted by,


Ida L. Lloyd, Recording Secretary