

ALMONT TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
August 14, 2013

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 PM 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, Mark Lauwers, Kim Streeter, Clay Stroup, and Bryan Zender. Also present: Chris McLeod of Community Planning & Management, PC.

MEMBERS ABSENT: None

ALSO PRESENT: 5 members of the Almont village Planning Commission, Village Manager Oliver Turner, and Clerk/Treasurer Kim Kessler, and one guest.

CORRESPONDENCE: Correspondence was presented.

MINUTES: MOVED BY STREETER AND SUPPORTED BY ZENDER TO ACCEPT THE MINUTES FROM JUNE 12, 2013 AS READ. MOTION CARRIED.

PUBLIC COMMENTS: A clarification was asked regarding the proposed use at Novak's Supply. Chairman Francis explained the Mr. Novak had approached the Township Planning Commission regarding operation of a transfer station. Mr. Novak was informed that it would require special land use approval and more detailed information.

LATE AGENDA ITEMS: N/A

INTRODUCTIONS: Chairman Francis introduced the members of the Village Planning Commission, the Village Manager and Village Clerk/Treasurer noting that they were present to hold a joint public hearing on the Township/Village Master Land Use Plan.

PUBLIC HEARING: #1. SPECIAL JOINT HEARING: Almont Township & Village of Almont Master Land Use Plan Adoption.

Chairman Francis opened the Township hearing at 7:15 PM. The chair for the Village Planning Commission also opened their meeting to the public.

Mr. Chris McLeod noted that every 5 years the Master Plan is to be reviewed and updated or revised pursuant to the planning commissioner's discretion. This time as the Village was also looking at updating their master plan, it was suggested and agreed upon to combine the two entities and put together one comprehensive and unified Master Land Use Plan that would serve both the Township and the Village.

Mr. McLeod noted that the demographics were updated along with the natural features. Strategies and polices were looked into along with the infrastructure and thoroughfare noting that M-53 (Van Dyke) runs through the center of the community and that Almont Township is close to the I-69 corridor which allows for development of the community.

Public Hearing #1:

Special Joint Hearing: Almont Twp. & Village of Almont Master Land Use Plan Continued:

Mr. McLeod noted that the only new item in the Master Plan was the 5 year Parks and Recreation Plan.

Chairman Francis asked if there were any comments regarding Mr. McLeod's presentation or the Master Plan itself.

Mr. Ronald Bristol noted that he felt it would be better to have a plan to reroute truck traffic around Almont Township than to have the trucks go through Almont thereby easing the traffic congestion.

After asking for and hearing no further comments, Chairman Francis closed the Township portion of the public hearing at 7:30pm.

MOVED BY HUNTER AND SUPPORTED BY ZENDER TO APPROVE THE PLANNING COMMISSION RESOLUTION TO ADOPT MASTER PLAN AS PRESENTED. ROLL CALL: HUNTER – AYE, ZENDER – AYE, STREETER – AYE, GROSS – AYE. LAUWERS – AYE, STROUP – AYE, FRANCIS – AYE. RESOLUTION ADOPTED. (See attachment).

The Village Planning Commission also approved their resolution to adopt the Master Plan.

Mr. McLeod noted that the Township resolution will be presented to the Township Board and The Village resolution will be presented to the Village Council for concurrence.

The Village of Almont's Planning commission closed their public hearing and excused themselves from the Township meeting.

Public Haring #2.: Proposed amendments to Section 2.33 – Residential Composting And Section 17.02 – Commercial Composting and Race Tracks, Motor Cross, Trucks, etc.

Chairman Francis opened the public hearing at 7:37 PM. Mr. McLeod gave a brief description of the proposed amendments. As no further comments were offered, Chairman Francis closed the public hearing at 7:40 PM.

MOVED BY LAUWERS AND SUPPORTED BY STROUP TO RECOMMEND TO THE TOWNSHIP BOARD APPROVAL OF THE PROPOSED AMENDMENTS TO SECTION 2.33 AND SECTION 17.02 AS PRESENTED. MOTION CARRIED.

OLD BUSINESS: N/A

NEW BUSINESS: N/A

REPORTS: Planner – N/A

Engineer – N/A

Zoning Board of Appeals – N/A

Zoning & Building – Written report submitted.

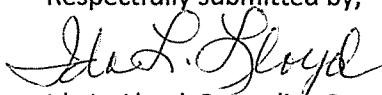
Agenda – September 11, 2013

Proposed amendment to Section 2.15 – Lot, Minimum and Frontage

Discussion: wineries, microbreweries, allowing for special events to be held in barns and Article 7 of the Zoning Ordinance. The Commissioners were asked to review said article for any proposed amendments they would like to see.

MOVED BY STREETER AND SUPPORTED BY ZENDER TO ADJOURN THE MEETING AT 7:59 PM. MOTION CARRIED.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary