

## ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

**AUGUST 8, 2012**

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/Village Hall, 819 N. Main Street, Almont, Michigan. Roll was taken.

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

**MEMBERS ABSENT:** Hunter and Zender

**ALSO PRESENT:** 3 guests

**CORRESPONDENCE:** Correspondence was presented.

**MINUTES:** MOVED BY LAUWERS AND SUPPORTED BY SWEERS TO RECEIVE THE JULY 11, 2012 MINUTES AS AMENDED. MOTION CARRIED.

**PUBLIC COMMENTS:** None offered.

**LATE AGENDA ITEMS:** N/A.

**INTRODUCTIONS:** N/A

**PUBLIC HEARING:** N/A

**NEW BUSINESS:** Site Plan Application 12-001 – Ray Shaver for 4081 Van Dyke

Chairman Francis noted that the applicant has submitted a revised site plan based on the approved variances granted by the Zoning Board of Appeals on July 18, 2012.

Mr. Wilson's July 30, 2012 report was reviewed. The following items need to be addressed: 1) Building elevations need to be provided that show the approved material for the front of the building. Discussion was held noting that the original office building was brick and that the existing accessory building was metal. Since the front of the new building will be attached to the existing metal accessory building and cannot be seen from the main road (M-53) consensus agreed to waive the requirement of a brick/stone façade.

2) The proposed wall pak lighting must include a downward shield.

3) An easement agreement shall be provided for the septic along with a drainage easement or drainage solution that is approved by the township engineer.

Site Plan Application 12-001 – Ray Shaver for 4081 Van Dyke Continued:

Additional items discussed were the need to sow grass seed in the open areas and the approval of planter boxes in front of the buildings.

MOVED BY STREETER AND SUPPORTED BY LAUWERS TO APPROVE SITE PLAN APPLICATION 12-001 (SITE PLANS STAMPED AND DATED 7-26-12 AND RECEIVED BY ALMONT TOWNSHIP ON JULY 30, 2012) FOR 4081 VAN DYKE SUBJECT TO THE FOLLOWING:

- 1) THE APPLICANT IS TO PROVIDE PRINTED BUILDING ELEVATIONS.
- 2) THE PLANNING COMMISSION AGREES TO WAIVE THE BRICK/STONE REQUIREMENT FOR THE NEW METAL ACCESSORY BUILDING THAT WILL BE ATTACHED TO THE EXISTING METAL ACCESSORY BUILDING BASED ON THE FACT THAT THE EXISTING ACCESSORY BUILDING ALREADY HAS METAL SIDING WHILE THE SEPARATE EXISTING OFFICE BUILDING HAS A BRICK FAÇADE.
- 3) THE WALL PAK LIGHTS MUST INCLUDE A DOWNWARD SHIELD.
- 4) THERE WILL BE NO OUTDOOR STORAGE ALLOWED.
- 5) A SEPTIC EASEMENT AGREEMENT WILL BE REQUIRED AND RECORDED PRIOR TO A BUILDING PERMIT BEING ISSUED.
- 6) A DRAIN EASEMENT WILL BE PROVIDED AND RECORDED PRIOR TO A BUILDING PERMIT BEING ISSUED.

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

2. Review Master Plan

Chairman Francis noted that the Master Plan Committee had met prior to the regular Planning Commission and asked for an update. Commissioners Streeter and Gross noted that progress has been made and that the Village has made great strides in supplying information and facts to the joint Master Plan. Village Manager, Oliver Turner and intern Sarah Moyer have worked very hard on updating the Village part of the Master Plan.

REPORTS:

Planner: None submitted  
Engineer: None submitted.

Zoning Board of Appeals: Minutes from the July 15, 2012 ZBA meeting were submitted along with the application for 4081 Van Dyke, Ray Shavers.

**Reports Continued:**

Master Plan Committee Report: The Park Board is currently working on a park recreational plan that will be added to the Master Plan

Zoning & Building: None submitted.

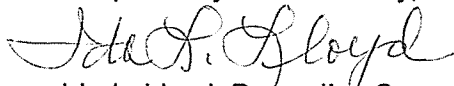
General Comments: Chairman Francis asked that any commissioner who knows that they will be absent from a meeting to please provide him or the recording secretary with any pertinent comments relating to any of the agenda items. Chairman Francis noted that even though someone maybe absent, their comments or concerns are just as important as those members who attend the meeting.

Proposed Agenda: September 12, 2012

As there are no pressing items to be immediately addressed by the Planning Commission, consensus agreed to cancel September's meeting.

MOVED BY LAUWERS AND SUPPORTED BY SWEERS TO ADJOURN THE MEETING AT 7:42 P.M. MOTION CARRIED.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary