

# Almont Township

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## ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

FEBRUARY 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 Hall, 819 N. Main Street, Almont, Michigan. Pledge of Allegiance was recited. Roll was taken.

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

**MEMBERS ABSENT:** Fred Hunter (excused absence)

**ALSO PRESENT:** Approx. 6 guests

**CORRESPONDENCE:** Correspondence was presented.

**MINUTES:** MOVED BY ZENDER AND SUPPORTED BY SWEERS TO RECEIVE THE JANUARY 11, 2012 MINUTES AS PRESENTED. MOTION CARRIED.

**PUBLIC COMMENTS:** None offered.

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

**INTRODUCTIONS:** N/A

**PUBLIC HEARING:** Chairman Francis opened the public hearing at 7:02 p.m. noting that 2 proposed amendments to Zoning Ordinance No. 39 were under consideration. The first (A) amendment was to Section 2.02.4 - Setbacks to accessory buildings. The second (B) amendment was to Section 4.02.2.1 - Submission requirements. After offering and hearing no comments from the audience and after confirmation from the commissioners that they were satisfied with the proposed amendments as presented Chairman Francis closed the public hearing at 7:04 p.m.

**MOVED BY STREETER AND SUPPORTED BY LAUWERS TO RECOMMEND APPROVAL OF THE PROPOSED AMENDMENT TO SECTION 2.02.4 AS PROPOSED NOTING THAT A SETBACK OF SEVENTY-FIVE FEET SHALL BE MAINTAINED BETWEEN ANY ACCESSORY BUILDING EXCEEDING SIX HUNDRED SQUARE FEET ON LOTS TWO ACRES OR GREATER IN SIZE; AND FIFTY FEET SETBACK ON LOTS LESS THAN TWO ACRES IN SIZE. ROLL CALL VOTE: STREETER - YES, LAUWERS - YES, SWEERS - YES, ZENDER - YES, GROSS - YES, FRANCIS - YES, HUNTER - ABSENT. MOTION CARRIED**

Public Hearing Continued:

MOVED BY STREETER AND SUPPORTED BY ZENDER TO RECOMMEND APPROVAL OF THE PROPOSED AMENDMENT TO SECTION 4.02.21 WHICH GRANTS THE PLANNING COMMISSION THE AUTHORITY TO WAIVE CERTAIN SUBMISSION REQUIREMENTS FOR MINOR SITE PLAN CHANGES WHEN A LIST OF SPECIFIC CRITERIA HAS BEEN MET BY THE APPLICANT. ROLL CALL VOTE: STREETER – YES, ZENDER – YES, GROSS, YES, LAUWERS – YES, SWEERS – YES, FRANCIS – YES, HUNTER – ABSENT.  
MOTION CARRIED.

OLD BUSINESS: 1. Review Article 2, Section 2.21 – Signs

Mr. Wilson asked that the Commissioners concentrate on two items for the nights' discussion – height and square footage of signs. On Wall signs there were no suggested changes. Wall signs shall not exceed 1 square foot for each linear foot of store front on which the sign is to be placed, or 20 square feet, whichever is greater. In no case shall a wall sign exceed 60 square feet. Large multi-department stores with over 150,000 square feet of floor area may permit a wall sign area equal to 1 square foot each linear foot of store/building frontage up to a maximum of 200 square feet.

After lengthy discussion it was agreed that monument and pylon signs shall have the same height and square footage requirements. A height of 16 feet and 100 square feet of sign was suggested and that LED – Digital signs be allowed full color. It was suggested that no more than 66% or even 50% of the sign be allowed for LED-Digital signs. Further discussion will be held at the March meeting to clarify height, square footage, and amount of sign area that may be allowed for LED signs.

Also discussed was that commercial and industrial zoned lots share the same requirements so there is consistency and less confusion when special land uses are involved.

Commissioner Streeter asked that all incidental signs such as “for sale”, political signs, temporary signs, etc. that do not require permits, be simply listed without all the extra verbiage that is presently in the sign ordinance.

Commissioner Zender asked that more discussion be held on proposed section b from Monument or Pylon Signs – site frontage. Commissioner Zender noted that he felt that 400 feet of road frontage was too much.

Mr. Wilson will note the changes for the March meeting.

NEW BUSINESS: N/A

REPORTS:

Planner: Mr. Wilson presented the 2011 Annual Planning Commission Report. Consensus of members agreed to receive the report noting the correction on page 4 under October 2011.

Engineer: None submitted.

Zoning Board of Appeal: None submitted.

Master Plan Committee Report: Commissioner Streeter noted that the February meeting was canceled pursuant to Village Manager Turner. The next Master Plan Committee meeting is scheduled for March 14th at 6 p.m.

Zoning & Building: January 2012 Building & Zoning Report was submitted.

General Comments: March agenda items were discussed

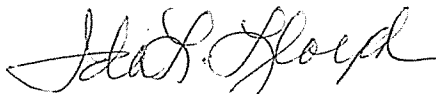
Proposed Agenda: March 14, 2012

Old Business: Proposed amendments to Article 2, Section 2.21- Signs

Master Plan Survey Comments

MOVED BY STREETER AND SUPPORTED BY SWEERS TO ADJOURN THE MEETING AT 8:46 P.M. MOTION CARRIED.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary