

## ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

July 11, 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, Dennis Sweers, and Bryan Zender. Also present: Brian Wilson of Community Planning & Management, PC and Cory Mabery, P.E. of Davis Land Surveying & Engineering, PC.

MEMBERS ABSENT: Hunter

ALSO PRESENT: 7 guests

CORRESPONDENCE: Correspondence was presented.

MINUTES: MOVED BY SWEERS AND SUPPORTED BY LAUWERS TO RECEIVE THE MAY 9, 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 asked Mr. Shavers to introduce himself and explain his business and the layout of his site plan. Chairman Francis also noted that Mr. Shavers has a petition before the Zoning Board of Appeals, which has been tabled, and that Mr. Shavers was requesting four variances.

Mr. Shavers noted that he collects metal shavings that he then compresses into briquettes after which he transports them north to Cadillac. Mr. Shavers explained that it's a two man job and he makes 2-3 truck trips a week. The shavings will be kept enclosed in the proposed building once they are unloaded from the truck. The area that the shavings will be kept will have a cement floor over a moisture barrier and will have side walls. The compactor is very quiet. Also noted was that there will be no outdoor storage as the metal shavings must be kept dry.

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

Mr. Duthler, the professional designer for Mr. Shaver, noted that the proposed 40 foot by 80 foot future barn was being deleted from the site plan.

Mr. Wilson went over his written review noting that the applicant must seek variances on the rear parking area unless Mr. Shaver decides to remove the extra parking area. Mr. Wilson also noted that paving must be a minimum of 10 feet from the property line and unless a variance is granted will need to move his drive. Landscaping needs to be provided and a greenbelt is required between the subject site and all properties that are zoned Agricultural/Residential unless a variance is granted. A 100 foot setback is required along the eastern property line which means the scale would have to be relocated unless the applicant seeks and receives a variance. A copy of a recorded septic easement agreement between Mr. Shaver and the owner of the property adjacent to the west needs to be submitted. Mr. Wilson also noted in his review that the Commission should determine if any improvements to the access drive leading from Van Dyke will be required. The access drive is a shared easement. A detailed lighting plan needs to be submitted.

Mr. Cory Mabery, PE briefly went over his written review noting that several of his concerns were the same as those of Mr. Wilson's. Building elevations and floor plans are required along with a designated fire lane. Also required is a letter from the County Health Department acknowledging their acceptance of the shared septic field. Drainage calculations and a detailed drainage plan are required to determine if storm water detention is required.

Deputy Fire Chief Don Smith submitted a copy of Section 503.2.1 from the 2009 International Fire Code which states that a fire apparatus access road shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Deputy Fire Chief Smith also noted that a KNOX box will need to be installed on the two gates and that the fire lane must be of a hard based surface such as limestone.

Mr. Duthler and Mr. Shaver both noted the items to be addressed and stated that they will make the needed corrections/amendments to the site plan, but that relocating the scale is not possible as it is the only logical location on the site due to the sites' limitations.

Mr. Anspaugh, the adjacent property owner to the east, stated that he was concerned that the value and quality of his property would be reduced if Mr. Shaver was granted the variances and allowed to operate his business as proposed.

Chairman Francis noted that the property will be enclosed with a chain link fence and there will be two gates - one on the east and one on the west side of proposed accessory building and the existing accessory building. The two buildings are to be connected together by a breezeway or by some other means. Chairman Francis noted that the southern end of the property which lies behind the accessory

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

buildings, may be better surfaced with crushed limestone or other approved material and not paved as the truck will be driving through and unloading in that area. Chairman Francis noted that if the scale is to remain in its present location a variance will need to be secured as well as a variance from the greenbelt requirements.

Commissioners Zender, Sweers, Streeter, Gross, and Lauwers offered their comments noting that the shared drive easement at this time will not be required to be paved but only when and if the property to the west is further developed or land divisions are created. The loading and unloading areas need to be better defined on the plans and that all noise and environmental issues are satisfactorily addressed. Discussion was held on possibly reconfiguring the site so that variances are not needed. No solutions were suggested that would alleviate the need for a variance of some sort.

Chairman Francis noted that the following items need to be address either by the Zoning Board of Appeals or on a revised site plan:

- 1) A recorded maintenance agreement between the adjoining property owner to the west and Mr. Shaver for the septic
- 2) Lighting details (wall packs)
- 3) Knox box (fire department)
- 4) Fire lanes and dedicated emergency easement
- 5) Loading & unloading details
- 6) Building elevations
- 7) A recorded drainage easement or acceptable drainage plan
- 8) Side setbacks
- 9) Greenbelt
- 10) Rear parking (to pave/ or delete from plans)
- 11) All concerns as noted by the Planner (6/21/12) and the Engineer (6/26/12), see attached.

Commissioner Streeter asked if the Planning Commissioners had any recommendations for the ZBA. None were offered.

**MOVED BY STREETER AND SUPPORTED BY ZENDER TO TABLE APPLICATION #12-001 FOR 4081 VAN DYKE AS PRESENTED BY RAY SHAVERS UNTIL THE ZONING BOARD OF APPEALS HAS REVIEWED AND DECIDED ON THE VARIANCE REQUESTS AS SUBMITTED BY MR. SHAVERS.**

Chairman Francis noted that if the variances are granted than Mr. Shaver's revised site plan can be reviewed at the regular August meeting providing the revised drawings are submitted in time for review by the Planner and Engineer and it is recommended that the application be placed on the Planning Commission agenda. If Mr. Shaver is not successful, than Mr. Shaver will have to amend his site plan to meet the provisions as set down by the Zoning Ordinance or withdraw his application.

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

Chairman Francis asked if the commissioners were satisfied with the proposed changes to the sign provisions. It was agreed to change section 2. Ground Signs subsection d. to “Exposed poles for any ground sign shall be specifically prohibited”.

MOVED BY STREETER AND SUPPORTED BY SWEERS TO RECOMMEND TO THE TOWNSHIP BOARD APPROVAL OF SECTION 2.21 – SIGNS AS AMENDED. MOTION CARRIED.

2. Review Master Plan

Mr. Wilson submitted copies of “Introduction” and “Visions & Strategies”. Chairman Francis asked that all commissioners read it and if they have any comments they are to pass them along to Commissioners Streeter, Gross, and Zender who are on the Master Plan Committee.

REPORTS:

Planner: Mr. Wilson noted that some changes have been made to the wireless communications bill. As the Township already complies with the changes, there is no need to make any amendments to its current provisions.

Engineer: None submitted.

Zoning Board of Appeals: The ZBA will reconvene on July 18<sup>th</sup> to continue hearing Mr. Shaver’s request for variances.

Master Plan Committee Report: The committee will meet again on August 8<sup>th</sup>.

Zoning & Building: May and June 2012 Building & Zoning Reports were submitted.

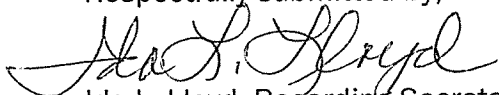
General Comments: Unless the variances are granted on application 12-001, there may be no need to meet in August.

Proposed Agenda: August 8, 2012

Old Business: Site Plan Application 12-001  
Master Plan

MOVED BY ZENDER AND SUPPORTED BY SWEERS TO ADJOURN THE MEETING AT 8:50 P.M. MOTION CARRIED.

Respectfully submitted by,

  
Ida L. Lloyd, Recording Secretary