

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

JUNE 10, 2009

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 P.M. by Chairperson 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, Bonnie Krauss, Kim Streeter, Dennis Sweers, and Bryan Zender. Also present: Brian Wilson of Community Planning & Management, P.C.

MEMBERS ABSENT: None

ALSO PRESENT: 7 guests

CORRESPONDENCE: Correspondence was presented.

MINUTES: MOVED BY STREETER AND SUPPORTED BY HUNTER TO ACCEPT THE MAY 13, 2009 MINUTES AS AMENDED. MOTION CARRIED.

PUBLIC COMMENTS: None

LATE AGENDA ITEMS: None.

INTRODUCTIONS: None

PUBLIC HEARING: Re-zoning Application #09-001 – Bristol/Tobey
(44-001-034-013-06 & 44-001-034-013-07) from Ag/Res to C-1

Chairman Francis briefly explained the public hearing procedures and opened the hearing at 7:02 P.M.

Mr. Ronald Bristol, owner of the two- two acre parcels in question, explained that he wished to operate a nursery/landscaping business plus sell seasonal vegetables and related items on one of the two parcels. Mr. Bristol noted that not all the items he would sell would be grown on site, but would be trucked in from other sources.

Rezoning #09-001 Continued:

Mr. Wayne Tobey, who has a purchase agreement with Mr. Ronald Bristol, stated that he and his wife would like to operate a used vehicle business on the other parcel. Mr. Tobey stated that he had asked for a C-1 zoning because it was a less intensive use, and offered to agree to a conditional zoning, stating that if the site was not developed, it would revert back to its current zoning of Agricultural-Residential.

Chairman Francis after noting that no further public comments were offered, closed the public comment portion of the hearing at 7:08 P.M.

Commissioner Zender asked if a conditional zoning required a site plan. Mr. Wilson stated that it did not, but noted that a legal document should be presented to the Commission noting clearly and exactly the conditions the applicant was offering to the Township.

Mr. Wilson noted that pursuant to the Township's Zoning Ordinance, the proposed uses for both parcels of land in question required a C-3 zoning with special land use approval due to the proposed outdoor storage/display areas.

Mr. Bristol and Mr. Tobey agreed to amend their application to request a C-3 zoning and have another announcement placed in the local newspaper.

MOVED BY STREETER AND SUPPORTED BY ZENDER TO TABLE RE-ZONING APPLICATION #09-001 UNTIL THE JULY MEETING. SO THAT APPLICANT COULD AMEND THE APPLICATION. MOTION CARRIED.

Commissioner Streeter asked Mr. Wilson if he could provide colored land use maps for all the Commissioners so that it would be easier to identify what each parcel is currently zoned or proposed to be zoned. Mr. Wilson stated that he would provide colored maps for the Commissioners.

OLD BUSINESS: #1. Sign Ordinance 51.1 - Review

Commissioner Zender noted that he had reviewed the information on digital signs that was included in the Commissioner's packets and asked how particular the Commissioner's wanted to be regarding regulating digital signs. Did the Commissioner's want to consider size of sign area, background color, letter size, and how fast the message/screen should change?

Discussion followed on size of sign, letter size, brightness, speed of change, and softness of color for letters and background. Commissioner's agreed that a percentage of the sign should be set aside for the digital sign area. Also suggested was that the MDOT requirements for digital signs be reviewed, and that the Planning Commission take a look at digital billboard signs. Mr. Wilson agreed to draft a sample ordinance for the July meeting.

#2. Wind Energy Conversion Systems (proposed Section 2.31)

Commissioner Krauss noted that the Wind Energy Conversion Systems Committee had met. The committee suggested that windmills would be a permitted use but would require the Townships' Engineer's review and approval on the structure. The committee also discussed the height of the structure, and style of structure. Location and security fencing would also be required for the lattice style structures. The Building Department would also review the structure for compliance and make the necessary inspections.

Commissioner Sweers suggested that the committee contact some of the manufactures and get information from them to help determine height and placement.

Mr. Wilson stated that he also would provide the Township with information.

The item was tabled until the July meeting to allow for the committee to gather more information.

#3. Review Section 2.11 – Fences

Mr. Wilson provided the Commissioner's with a copy of a draft ordinance. Suggested changes were discussed. Mr. Wilson noted the changes and agreed to provide a revised draft ordinance for the July meeting.

NEW BUSINESS: #1. Review Art. 7, Section 7.03 – Location and Screening of Trash Receptacles

Mr. Wilson asked the Commissioner's for directions on what proposed changes they were thinking of making. Consensus was to make the provision a little more flexible by giving the Planning Commission some discretionary allowance. Mr. Wilson noted that he could have a draft available for the July meeting.

REPORTS:

Planner: No Report

Engineer: No Report.

Zoning Board of Appeals: No Report.

Zoning & Building: Zoning & Building Report for May was submitted. Also noted was the submission of revised plans from Novak Supply and from Country Smoke House for their addition. Country Smoke House requested a special meeting which, by the consensus of the commissioners, is to be held on June 17, 2009 at 7 PM.

General Comments: Commissioner Sweers asked that the Commissioner's slow down when making motions and to think things through.

Commissioner Hunter asked Supervisor Bowman for an update on Great Lakes Helicopter. Supervisor Bowman noted that he has talked to the owner's attorney and has invited both the attorney and his client in to discuss the matters that need to be addressed.

Commissioner Streeter offered a suggestion to amend the procedures for re-zoning/site plan/special land use applications. A brief discussion followed on the pros and cons. At his time, the application process will not be amended. Commissioner Streeter also asked that copies of the Townships Ordinances be made available at the library.

Commissioner Krauss suggested that when the Commissioners speak during a meeting that they use caution and be as neutral as possible. Commissioner Krauss also noted that a barebones guideline on conditional re-zonings be made available. Commissioner Krauss asked that the zoning map in the hallway be updated and the bugs removed. Chairman Francis and Planner Wilson agreed to work together on providing a new updated map.

Proposed Agenda for July 8, 2009

Public Hearing: Bristol/Tobey (2 lots from Ag/Res to C-3)

Old Business: Application #08-003 – Novak Supply
Sign Ordinance 51.1 – Review
Wind Energy Conversion Systems
Fences – Review of section 2.11
Article 7, Section 7.03 – Location and
Screening of Trash Receptacles

**MOVED BY SWEERS AND SUPPORTED BY KRAUSS TO ADJOURN THE
MEETING AT 9: 28 P.M. MOTION CARRIED.**

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary