

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

JUNE 11, 2014

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 P.M. by Chair Steve Francis at the Almont Township /Village Hall, 817/819 N. Main Street, Almont, Michigan 48003. Roll call was taken.

MEMBERS PRESENT: Steve Francis, Jean Gross, Fred Hunter, Kim Streeter, Clay Stroup, and Bryan Zender. Also present were Doug Piggott from ROWE Professionals Services, and Cory Mabery, P.E. from Davis Land Surveying and Engineering, PC.

MEMBERS ABSENT: Mark Lauwers

ALSO PRESENT: Approx.15 guests

CORRESPONDENCE: None presented.

MINUTES: MOVED BY STREETER AND SUPPORTED BY HUNTER TO ACCEPT THE MINUTES FROM APRIL 9, 2014 AS CORRECTED. MOTION CARRIED.

LATE AGENDA ITEM: None offered.

INTRODUCTIONS: None were offered.

PUBLIC HEARING: #14-002 – S. L. U. Application – S.T.E. (4310 Van Dyke) Section 16.02 – Outdoor Display/Storage

Chairman Francis opened the public hearing at 7:03 P.M.

Mr. Jim Wilson of Wilson Architect was present representing his clients, Southern Tuck Equipment. Mr. Wilson noted that his clients have purchased the former Airport Storage property for the purpose of displaying, selling and installing specialized equipment for trucks, especially commercial type trucks. S.T.E. is planning on displaying some of their equipment and trucks that will be available for sale along the front of the property on a proposed crushed stone area. S.T.E. also plans on renovating two of the hangers into offices/showroom and a workshop where vehicles will be worked on. The remaining three hangers will continued to be used for indoor storage (S.T.E. products only) . In the proposed outdoor storage/display area the existing trees will be transplanted if possible.

Comments from the public were heard. Most of the residents who live west and south of the property in question noted their concerns pertaining to environmental issues such as noise, smell, and chemical contaminates. Also discussed where hours of operation, planned outdoor storage on the west side of the buildings, what was to be displayed for sale, and the need for additional buffering the site from the adjoining residential neighbors.

After asking for and hearing no further public comments, Chairman Francis closed the public hearing for Application #14-002 at 7:30 P.M.

PUBLIC HEARING: #14-002 – S. L. U. Application – S.T.E. (4310 Van Dyke) Section 16.02 – Outdoor Display/Storage, Continued:

Mr. Cory Mabery, P.E. presented his engineering review. Mr. Mabery noted that the site plan as submitted lacked several required needed items for full engineering approval. One of the main concerns was the lack of a storm water drainage plan. If the applicants wished to sheet flow the excess water into the M-53 roadside ditch, approval from MDOT would be required. Also needed were drainage calculations indicating the need, or lack thereof, for a detention/retention pond. Mr. Mabery also noted several zoning compliance deficiencies.

Mr. Doug Piggott of ROWE Professional Services, noted that he was substituting for Mr. Justin Sprague (Planning Consultant). Mr. Piggott read from Mr. Sprague's review noting that the site plan lacked several important factors such as the need for some type of concealing fencing if additional outdoor storage was going to be added to the site. A green belt and/or additional landscaping will be required, as well as a variance from section 6.01-12 for the proposed gravel parking/display areas. The parking/display areas need to be protected by posts or curbs. Mr. Piggott noted that due to the applicant's statement of further outdoor storage being added to the site in the future, plus the number of outstanding items noted on Mr. Mabery's review, the site plan should be revised and resubmitted for further review.

After discussion by the Commissioners, the following items will need to be addressed on the revised plans and brought back to the Planning Commission for review. The applicants should not understate their intent – all activities/uses should be listed and if necessary phased out with a time line in which those additional uses, if any, will be instituted and completed.

1. Buildings need to be insulated and soundproofed.
2. The facades of the buildings need to be updated pursuant to Article 7 of the Zoning Ordinance.
3. Drainage calculations need to be provided along with either a permit/letter from MDOT or submit a design for a detention/retention pond.
4. The number of equipment/vehicles that will be displayed.
5. Either pave the display/parking areas or seek a variance from the Almont Township Zoning Board of Appeals.
6. Parking calculations need to be provided.
7. A Fire Lane needs to be shown on the site plan and approved by the Almont Township Fire Chief.
8. A buffer zone and landscape plan will need to be added to the site plan.
9. A lighting plan will need to be submitted or shown on the revised plans.
10. Hours of operations need to be noted as well as location of any sign(s).
11. Dumpster location needs to be reconfigured.
12. Curb and gutters along front parking need to be added or a variance granted.
13. All environmental issues need to be satisfactorily addressed.
14. The enclosed outdoor storage area will need to be screened by either landscaping or the use of screen fabric on the fence.

MOVED BY STREETER AND SUPPORTED BY ZENDER TO TABLE SPECIAL LAND USE APPLICATION #14-002 UNTIL JULY 9, 2014 WHEREIN THE APPLICANTS WILL HAVE SUFFICIENT TIME TO MAKE THE REQUIRED CHANGES TO THEIR SITE PLAN. MOTION CARRIED.

NEW BUSINESS: #4-003 – Village of Almont Booster Station (44-001-C23-002-40

Mr. Doug Scott, P.E. of ROWE ENGINEERING was present representing his clients The Village of Almont. Due to the need to upgrade and move the existing booster station on the corner of Glover Road and Almont Road, the Village of Almont has purchased 2.06 acres in section 23 of Almont Township which is about a half-mile west from the present booster station location.

Mr. Scott noted that the building is 864 sq. feet and will be faced with split-face masonry. The building will house two pumps with the capacity for one additional pump if the Village needs to add one more. An alarm system will be installed.

Mr. Mabery went through his review noting that 2 variances will need to be applied for; one for the driveway width and one for the graveled parking and driveway. Mr. Mabery also noted that the site plan also requires a storm water drainage plan, the type of fire hydrant and gate valve/well, and the trench details indicating backfill material, density, etc.

It was noted that the Village of Almont has already applied for the required variances.

As the site plan was drawn and presented by ROWE ENGINEERING, Mr. Piggott who also works for ROWE had no comments.

Discussion was held by the Commissioners. A few suggestions were made to clarify the project such as relocating the landscaping trees to the west to be used as screening alongside the west side of the driveway, which will act as a buffer if the property to the west is ever developed. Also required are comments/approval from the Almont Township Fire Chief regarding the fire hydrant and driveway for a fire lane.

MOVED BY STREETER AND SUPPORTED BY GROSS TO APPROVE APPLICATION 14-003 AS PRESENTED FROM THE VILLAGE OF ALMONT FOR A NEW BOOSTER STATION CONTINGENT UPON THE ZONING BOARD OF APPEALS DECISION REGARDING THE WIDTH OF THE DRIVE AND THE SURFACE MATERIAL FOR BOTH THE DRIVEWAY AND PARKING AREA, AND THAT DUE TO THE SIZE, LACK OF USE, AND LACK OF NEED FOR DRAINAGE, WILL ALLOW A WAIVER OF THE CURB AND GUTTER REQUIREMENT, AND THAT TREES BE PROVIDED ON THE WEST SIDE OF THE DRIVEWAY AND THAT APPROVAL FROM THE FIRE CHIEF BE RECEIVED PERTAINING TO THE WIDTH OF THE DRIVEWAY AS A FIRE LANE AND THE FIRE HYDRANT. MOTION CARRIED.

It was noted by the Planning Commissioner that if the Zoning Board of Appeals fails to approve the variances from paved surface to gravel surface for the driveway and parking area, Mr. Mabery as Engineer may administratively review and approved any amendments to the site plan as well as the drainage plan. Therefore the applicant will not need to return to the Planning Commission for further review and approval.

OLD BUSINESS: Signs Ordinance 2.21.

Discussion was held on the current sign ordinance. Mr. Piggott handed out copies of two sign ordinances from other communities. The Planning Commission was asked to review these ordinance and be ready to discuss any good and bad points as compare to Almont Township's current sign ordinance at the July meeting.

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REPORTS:

Planner: ROWE Professional Services is continuing to work on reviewing the Township's Zoning Ordinance.

Engineer: No comments

Zoning Board of Appeals: There are currently four items on the July 2, 2014 agenda.

Zoning & Building: No comments

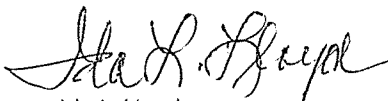
Planning Commission: No comments

Proposed Agenda: July 9, 2014

Old Business: STE Application #14-002 and Signs

MOVED BY ZENDER AND SUPPORTED BY HUNTER TO ADJOURN THE MEETING AT 9:40 P.M. MOTION CARRIED.

Respectfully submitted by :



Ida L. Lloyd
Recording Secretary