

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING June 12, 2013

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, Clay Stroup, and Bryan Zender. Also present: Chris McLeod of Community Planning & Management, PC.

MEMBERS ABSENT: Fred Hunter

ALSO PRESENT: 6 guests

CORRESPONDENCE: Correspondence was presented.

MINUTES: MOVED BY STREETER AND SUPPORTED BY STROUP TO RECEIVE THE MAY 16, 2013 MINUTES AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: None offered

LATE AGENDA ITEMS: N/A.

INTRODUCTIONS: N/A

PUBLIC HEARING: N/A

OLD BUSINESS: #1. Apple Valley Auto – Progress update.

Mr. Wayne Tobey acting on behalf of Apple Valley Auto noted that some of the trees have been planted and that a few more were scheduled to go in. Mr. Tobey noted that he was contacted by MDOT and they will be ripping up his approach and putting in ditches. Mr. Tobey asked that he be allowed to finish putting in the final lift of asphalt next spring due to the unforeseen construction on the driveway approach.

MOVED BY STREETER AND SUPPORTED BY GROSS TO GRANT A 1 YEAR EXTENSION TO APPLE VALLEY AND FOR THE OWNER OF THE PROPERTY TO RETURN TO THE PLANNING COMMISSION IN JUNE 2014 TO UPDATE THE PLANNING COMMISSION ON THE STATUS OF THE PROJECT. MOTION CARRIED.

NEW BUSINESS: 1. Sign Application 13-041 – New monument sign at 4296 Van Dyke

Mr. Craig Noble of Labaron's Motor Sports, and his store manager Chad Dingwell, were present to discuss a proposed new sign. The sign would be located on property that Mr. Noble is currently in the process of purchasing. The property in question is the former Fox Brothers buildings located at 4296 Van Dyke. Mr. Noble explained that his business has grown and needs more space than his current location at 4516 Van Dyke. Mr. Noble also asked about a land division. The Planning Commission referred him to the township's assessor.

NEW BUSINESS: 1. Sign Application 13-041 – New monument sign at 4296 Van Dyke Continued:

Discussion was held on the proposed sign. The current sign would need to be removed before the new monument style sign could be constructed.

MOVED BY ZENDER AND SUPPORTED BY STROUP THAT SIGN APPLICATION 13-041 BE APPROVED WITH THE CONDITION THAT THE NEW SIGN NOT EXCEED THE CURRENT SIGN ORDINANCE 2.21 FOR SIZE, HEIGHT, PLACEMENT AND ALLOWABLE SIGN AREA. MOTION CARRIED.

Chairman Francis stepped away from the table at 7:30 p.m. due to the fact that the next item on the agenda involved his business property, and relinquished the meeting over to vice – chair Kim Streeter.

#2. 3294 Van Dyke – Site plan revisions

Mr. Francis noted that he made changes to his business site to include hard surfaces for the picnic tables and the portable trailer that houses his smoker/grill. The site plan shows 12 round circles which the picnic tables sit on and a BBQ pad. There are also two other pads – one on the north side of his property and one on his south side. The extra pads are for vehicles to be parked on, either for display or for sale.

Discussion was held on how this effects his prior approval. Consensus of commissioners agreed that the changes were minor in nature.

MOVED BY ZENDER AND SUPPORTED BY LAUWERS TO ACCEPT THE AMENDED SITE PLAN AS PRESENTED AS THE CHANGES WERE MINOR IN NATURE AND DO NOT ADVERSELY AFFECT THE USE AS APPROVED. MOTION CARRIED.

Chairman Francis returned to the table at 7:36 p.m. Vice–chair Streeter relinquished the meeting back to Chairman Francis.

#3. 3620 Van Dyke – Site plan revisions

Mr. Tim Denney was present representing his client Mr. Jim Novak who was also present.

Mr. Denney noted that Mr. Novak's property was zoned industrial with special land use for the commercial aspect of Mr. Novak's business. Mr. Denney noted that Mr. Novak had installed a set of scales that weighs the product such as crushed gravel, etc.

Mr. Denney also noted that Mr. Novak has an 80 foot x 120 foot pad that he would like to use as a recycling center. The pad also would have an oil separator. Mr. Novak would like to recycle wood, plastic, metal, etc.

Planner Chris McLeod noted that recycling would require special land use approval but the scales would not as they are a part of this current business and would be an appropriate use.

Consensus of Commissioners agreed noting that the items Mr. Novak wants to recycle needs to be specifically identified and that more information would need to be submitted and discussed at a public hearing.

NEW BUSINESS: #3. 3620 Van Dyke – Site plan revisions continued:

MOVED BY STREETER AND SUPPORTED BY GROSS TO APPROVE SITE PLAN IMPROVEMENTS AS PRESENTED SUBJECT TO NOT UTILIZING THE EXISTING SITE AS A RECYCLING SITE OTHER THAN WHAT HAS ALREADY BEEN APPROVED ON JULY 8, 2009 (008-003) , AND AUGUST 12, 2009 (009-002) AS A CHANGE IN USE WOULD REQUIRE AN UPDATED SPECIAL LAND USE APPROVAL. MOTION CARRIED.

#4. Proposed amendments to Zoning Ordinance:

A. Commercial/Residential Composting

Mr. McLeod went through the proposed draft noting that commercial composting would only be allowed on Industrial Zoned property and would required special land use approval. Residential composting would need to adhere to the current setbacks. The text would include a diagram showing the setbacks,

B Off Road Racing/Mud Boggging Racing

Discussion followed on the draft. Suggested changes were discussed. It was suggested that instead of the Supervisor administratively approving any events, the Township Board would hear the petition and either approve or deny.

Mr. McLeod was asked to set up the public hearing for the July regular meeting to hear the proposed amendments on composting and race tracks, motor cross, tractor pulls and mud bogs, etc.

C. Review policies and procedures for pre-planning meeting.

Discussion was held on the possibility of easing up on some of the procedures. Consensus of Commissioners agreed to not make any changes at this time.

REPORTS:

Planner: None submitted

Engineer: None submitted.

Zoning Board of Appeals: Commissioner Stroup noted that the ZBA held a meeting on June 5th to hear a variance request from section 9.03.1.b - lot width. The variance request was approved.

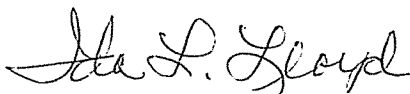
Zoning & Building: May 2013 report was submitted.

General Comments: Chairman Francis asked members to re-read Article 7 of the zoning ordinance, especially regarding the number and placement of landscaping.

Proposed Agenda: July 10, 2013 – New Business: Public hearing on proposed changes to the zoning ordinance and discussion on Article 7.

**MOVED BY LAUWERS AND SUPPORTED BY ZENDER TO ADJOURN THE MEETING AT 9:33 P.M.
MOTION CARRIED.**

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary