

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

March 10, 2010

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, P.C.

MEMBERS ABSENT: Commissioner Hunter arrived at 7:10 PM

ALSO PRESENT: 10 guests

CORRESPONDENCE: No correspondence was presented.

MINUTES: MOVED BY LAUWERS AND SUPPORTED BY ZENDER TO ACCEPT THE JANUARY 13, 2010 MINUTES AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: Mr. David Addy of Almont Hardware addressed the Commissioners noting that he would like to relocate his business from his current location in the Village of Almont and move into a much smaller space (approx. 6,000 square feet) in the Township of Almont. Mr. Addy explained that he has been in contact with the owner of VRD and would like to lease a portion of the main (original) building to conduct his hardware business. Mr. Addy noted that time was a factor and asked if the Planning Commissioners would allow him to make submission for the April agenda. Consensus of the Commissions agreed to place Mr. Addy under General Discussion.

LATE AGENDA ITEMS: N/A

INTRODUCTIONS: N/A

PUBLIC HEARING #1. SLU Application #10-001 (L. Peters) 7280 Burgett Drive

Chairman Francis opened the hearing at 7:05 PM

Mrs. Linda Peters explained the nature of her business noting that she would be selling antiques, collectables, and other decorative articles such as clothing, furniture, linens, and other high end boutique items.

PUBLIC HEARING #1. SLU Application #10-001 (L. Peters) 7280 Burgett Drive Cont:

Mrs. Peters noted that she had the same type of business in Lexington, Michigan but as Lexington is more of a summer location, she was looking for something closer to home and somewhere she could have a year around business.

Comments from the Commissioners were favorable noting that their prime concern was if there was adequate parking available.

Mr. Wilson also noted that his main concern was the parking situation. Due to the gross area of the building in question, 16 parking spaces would be required based on general guidelines. Upon review of the site plan, it was noted that the site in question appeared to have adequate parking spaces available

Chairman Francis asked if there were any other comments. Hearing none, Chairman Francis noted for the record that the public hearing for SLU application #10-001 was closed at 7:15 PM.

MOVED BY GROSS AND SUPPORTED BY ZENDER TO RECOMMEND APPROVAL OF THE SPECIAL LAND USE FOR APPLICATION #10-001 AS SUBMITTED FOR THE BUSINESS THAT WILL BE KNOWN AS "UNEXPECTED TREASURES". THE EIGHT REVIEW STANDARDS HAVE BEEN REVIEWED AS TO APPROPRIATENESS FOR THIS REQUEST. THE COMMISSIONERS DISCUSSED THE CONCERNS FROM CPM (THE PLANNER) ABOUT PARKING AND FEEL THIS REQUEST HAS BEEN ADEQUATELY ADDRESSED. THE LOCATION OF THE DUMPSTER, IF ANY, MUST MEET THE REQUIREMENTS AS FOUND IN ARTICLE 7, SECTION 7.04 OF THE ZONING ORDINANCE AND SHALL HAVE A THREE SIDED ENCLOSURE.

ROLL CALL VOTE: GROSS – YES, ZENDER – YES, LAUWERS – YES, HUNTER – YES, SWEERS – YES, STREETER – YES, FRANCIS – YES. MOTION CARRIED.

PUBLIC HEARING #2. Revision to Zoning Ordinance No. 39.15 – Add Sign Regulations

Chairman Francis asked that the records show that the public hearing was opened at 7:31 PM.

Mr. John Brozowski of American Tree asked that section.2.21.d.2.a. on digital signs be explained. Mr. Brozowski noted that he did not understand the difference between the words "flash, blink, scroll or oscillate". Discussion followed. It was suggested that the words flash and blink be removed as a time limit had already been imposed in said section; but the commission agreed to have the definitions for all four words added to the regulations in said section.

Commissioner Streeter noted that the comments made by the Lapeer County Collaborative Planning Commission regarding Section 8.00 Office, Commercial and Industrial District Requirement were worth considering. Consensus of the

PUBLIC HEARING #2. Revision to Zoning Ordinance No. 39.15 – Add Sign Regulations Cont:

Commission agreed and asked the Planner to revised said section to include language that would clarify the intent behind allowing a second sign.

Hearing no further comment from the public, Chairman Francis noted that the public hearing was closed at 7:40 PM.

Mr. Wilson noted that due to the suggested changes, a new public hearing will need to be scheduled for the next meeting.

OLD BUSINESS: N/A

NEW BUSINESS: N/A

REPORTS:

Planner: 2009 Annual report was submitted. One correction was noted.

MOVED BY ZENDER AND SUPPORTED BY STREETER TO RECEIVE THE 2009 ANNUAL REPORT AS AMENDED AND TO FORWARD SAID REPORT ONTO THE ALMONT TOWNSHIP BOARD. MOTION CARRIED.

Engineer: No report was submitted. Chairman Francis noted that Cory Mabery, PE of Davis Land Surveying & Engineering contacted him and requested that all submitted packets be mailed to him for his review so that he could determine whether or not an engineering review would be necessary. Chairman Francis stated that Mr. Mabery would not charge the Township or the applicant any fees for any review that did not require the services of DLS&E. Zoning Administrator Lloyd stated she would need to confer with the Township Supervisor, though it might be prudent to get this request in writing from DLS&E first before taking any action.

Zoning Board of Appeals: No report was offered

Zoning & Building: No report was offered.

General Comments:

General Comments – Commissioners asked Mr. Addy to explain his request in more detail. Mr. Addy noted that the bank was taking back the building in which he is now located. Mr. Addy stated that he felt the community needs a hardware store and he would like to reorganize his business and not sell any lumber. The building he is currently looking at is located at 3863 Van Dyke, the original VRD building. Commissioners questioned as to whether or not there would be adequate parking available due to the church which is located in the separate building to the north, using all the parking on Sundays. The Commissioners also questioned Mr.

General Comments Continued:

Addy as to how much of the building area he would be leasing. Mr. Addy indicated that he would be using approx 6,000 square feet starting at the front of the building. Mr. Addy stated that time was very important to him and asked the Commissioners if possible would they allow him to be placed on the April agenda.

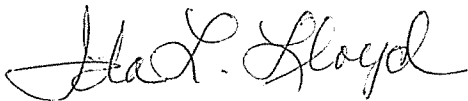
Mr. Wilson noted that the proposed use would require special land use approval which meant that the 8 standards would need to be met, along with the requirements for posting of the public hearing. Mr. Addy was notified that his complete submission, including all fees, would need to be into the Zoning Administrator by Wednesday, March 17, 2010 to be considered for the April meeting. Mr. Addy was encouraged to also meet with Mr. Wilson, the Township's Planner, to avoid any delays due to site plan inefficacies.

Commissioners Sweers and Zender expressed their concerns over allowing anyone from fully following the submission requirements. The Commissioners agreed that they will need to review the special land use approval for Vineyard Church and make sure that the potential hardware store required special land use will not conflict.

Commissioner Sweers asked if the committee on windmill/wind energy conversion systems was still meeting. Commissioner Streeter noted that due to a lack of interest, the committee had not met in the last few months and that two members of the three member committee were no longer involved.

MOVED BY SWEERS AND SUPPORTED BY STREETER TO ADJOURN THE MEETING AT 8:18 P.M. MOTION CARRIED.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary