

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

MARCH 12, 2014

The regular meeting of the Almont Township Planning Commission was called to order at 7:05 P.M. by Vice-Chairperson Kim Streeter at the Almont Township/Village Hall, 819 N. Main Street, Almont, Michigan 48003. Roll call was taken.

MEMBERS PRESENT: Jean Gross, Fred Hunter, Mark Lauwers, Kim Streeter, Clay Stroup, and Bryan Zender.

MEMBER ABSENT: Steve Francis arrived at 7:12 P.M.

ALSO PRESENT: 6 guests

CORRESPONDENCE: Correspondence was presented.

MINUTES: MOVED BY HUNTER AND SUPPORTED BY ZENDER TO ACCEPT THE MINUTES FROM JANUARY 8, 2014 AS PRESENTED.

LATE AGENDA ITEMS: None offered.

INTRODUCTIONS: Justin Sprague of ROWE Professional Services was introduced as the Township's new planning consultant.

PUBLIC HEARING: N/A

OLD BUSINESS: N/A

NEW BUSINESS: Sign Application 14-001 – 4671 Van Dyke

The applicants Brian Pitt and Ron Hudson were present to explain the new sign located at 4671 Van Dyke. The sign permit issued was for a resurfacing of the existing sign frame, but while working on the sign, it was noted that the posts were rotted and needed to be replaced. Three new posts were installed and the sign face changed. At this point the Building Department halted the project and had the applicants come

Sign Application 14-001 – 4671 Van Dyke Continued:

before the Planning Commission as the sign was now considered a replacement or new sign and had to be approved by the Planning Commission pursuant to Article 2, section 2.21.C.2(a).

Discussion was held on the sign face by the Planning Commissioners. Commissioner Streeter asked the Planner for clarification on what the Commissioners were allowed to look at and approve. Mr. Sprague noted that the Commissioners were to concentrate on the structural aspects of the sign, as well as location, square footage, and height. It was noted that the sign met all of the requirements of the sign provisions.

MOVED BY STREETER AND APPROVED BY GROSS TO APPROVE THE STRUCTURAL SIGN PERMIT FOR 4671 VAN DYKE CONTINGENT UPON ADDING THE ADDRESS TO THE PROPOSED SIGN AND THAT ALL OTHER PORTIONS OF THE SIGN ORDINANCE BE FOLLOWED. THE PLANNING COMMISSION IS NOT ABLE TO APPROVE THE FACE OF THE SIGN AT THIS TIME AS IT IS PRESENTED. ROLL CALL VOTE: STREETER – YES, GROSS – YES, STROUP – YES, ZENDER – NO, LAUWERS – NO, HUNTER – YES, FRANCIS – YES. MOTION CARRIED.

The applicants were instructed to meet with the Zoning Administrator and bring in any further information that will be required to approve the sign face. Any business activities that are not permitted by right in the industrial zoning district that 4671 Van Dyke is located in shall cease immediately. If the applicants wish to operate any activity not permitted by right they must apply for special land use approval.

PUBLIC COMMENTS: Village Manager Oliver Turner informed the Commissioners that the Village is in the process of purchasing two acres of land off of Almont Road to construct a new pump station. The pump station located at the northwest corner of Glover and Almont Road needs be relocated. This is a permitted use and will be designed and engineered by ROWE Engineering.

REPORTS: Planner – Justin Sprague introduced himself and gave information on his background. Justin noted that due to a ruling by the Supreme Court regarding medical marijuana he was asked to review the Township's ordinance. The Township's ordinance regarding medical marijuana (Article 2, section 2.31) meets the State of Michigan's requirements and does not require any amendments at this time.

Engineer: N/A

Zoning Board of Appeals: Rick Dodge, the alternate member of the Zoning Board of Appeals, who was present at the March 3, 2014 ZBA meeting gave a brief overview of the meeting. The applicant's petition for a variance from sections 2.12 and 2.15 – Frontage was denied approval due to the fact that the majority of the members present found that not all of the five requirements for granting approval had been met.

Zoning & Building Report: An updated report was given on trying to get the replacement pages for the Zoning Ordinance regarding the approved amendments. Since the Township's previous planning firm has not responded, Justin was asked if ROWE could be of some assistance by obtaining the replacement pages or by replacing the pages themselves.

The Zoning Administrator also noted that a special land use application was received by Labaron's Motor Sports. Labaron's is wanting to make alterations to an existing storage building to create self-storage units and is also seeking approval to create an outdoor storage area for boats, RV's, etc. Commissioners agreed to place the application and the required public hearing on their April agenda.

Planning Commission – General Comments: The need to have the sign ordinance reviewed by the new planner and to have all businesses in the Township brought into compliance was discussed.

Commissioner Streeter gave a report regarding a feasibility study on the purchase of the former high school and elementary school buildings with nearly 30 acres of land. Consensus of the commissioners agreed that it would be a worthwhile project if grants and such could be secured for the needed renovations.

Proposed Agenda – April 9, 2014: Public Hearing for Labaron's Motor Sports Special Land Use application

MOVED BY LAUWERS AND SUPPORTED BY ZENDER TO ADJOURN THE MEETING. MOTION CARRIED. MEETING WAS ADJOURNED AT 8:52 P.M.

Respectfully submitted by:



Ida L. Lloyd,
Recording Secretary