

## ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

**MARCH 14, 2012**

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, Fred Hunter, Mark Lauwers, Kim Streeter, Dennis Sweers, and Bryan Zender. Also present: Brian Wilson of Community Planning & Management, PC.

**MEMBERS ABSENT:** None

**ALSO PRESENT:** 4 guests

**CORRESPONDENCE:** Correspondence was presented.

**MINUTES:** MOVED BY ZENDER AND SUPPORTED BY SWEERS TO RECEIVE THE FEBRUARY 8, 2012 MINUTES AS PRESENTED. MOTION CARRIED.

**PUBLIC COMMENTS:** None offered.

**LATE AGENDA ITEMS:** N/A.

**INTRODUCTIONS:** N/A

**PUBLIC HEARING:** N/A

**OLD BUSINESS:** 1. Review Article 2, Section 2.21 – Signs

Chairman Francis noted for the record that discussion was continuing on proposed amendments to the sign provisions within the Township's Zoning Ordinance due to several complaints received from business owners, sign contractors and due the complexity of the ordinance itself.

Chairman Francis asked that the discussion begin with the allowable height of a sign. A file that had been put together over 10 years ago with photos of all the signs within the township was also reviewed noting the various heights and square footage of the those signs.

OLD BUSINESS: 1. Review Article 2, Section 2.21 – Signs Continued:

After much discussion and consideration, the consensus of the commissioners agreed that the maximum height allowed, whether a monument or pylon type sign be set at 23 feet maximum for properties zoned C-1 (local commercial) through Industrial; and the sign face would be set at a maximum of 100 square feet.

Discussion was held on how much of the 100 square feet of allowable sign face would be set aside for LED – Digital signage. Suggestions were made from 75% - 100%. Chairman Francis asked that this be tabled until the April meeting so that the commissioners could consider this section while looking at other combo signs (signs that had both LED and printed sign faces).

Multi-tenant properties (C-1 through Industrial) are allowed the same requirements – 23 feet maximum in height and 100 square feet of allowable sign face.

O-1 (Professional Office) zoned properties would be allowed only a monument type sign with maximum height of 10 feet and with a maximum signable face area of 48 square feet.

Setbacks would be revised to allow signs to be placed outside of the road right-of-way.

Address number sizes would be reduced down from 8-inches to 5-inches to agree with the Michigan Building Code.

Mr. Wilson is to note the proposed changes and have a draft available for the April meeting.

2. Review Master Plan

Mr. Wilson passed around copies of the demographic updates. Mr. Wilson asked the commissioners to review the 8 page document for discussion at the April meeting. Chairman Francis also asked the commissioners to review the summary and written comments from the survey for the April meeting. Anyone not having a copy was asked to notify the Zoning Administrator to request another copy be printed.

NEW BUSINESS: N/A

REPORTS:

Planner: None submitted

Engineer: None submitted.

REPORTS CONTINUED:

Zoning Board of Appeal: Commissioner Streeter noted that the ZBA is scheduled to meet on March 21<sup>st</sup> to consider a petition received by J. Ligon Jr. Trust regarding a variance from sections 2.12 and 2.15 – Frontage.

Master Plan Committee Report: Commissioners Gross, Streeter, and Zender updated the Township Planning Commissioners on the joint meeting with the Village of Almont's Planning Commission committee members, Village Manager Turner, and Planner Wilson.

Mr. Turner had submitted the Village's Goals & Objective. Points of interest of the meeting were the willingness of the Village to extend water and perhaps sewer services down Van Dyke (M-53) within the Township and working on an updated park plan. Also discussed was the possibility of a permanent farm market location.

The Village was encouraged to continue working on their plan while the Township went over the demographics changes and other selected sections of the Master Plan. The next joint meeting is schedule for May 9<sup>th</sup> at 6PM.

Zoning & Building: February 2012 Building & Zoning Report was submitted.

General Comments: April agenda items were discussed.

Proposed Agenda: April 11, 2012

Old Business: Proposed amendments to Article 2, Section 2.21- Signs

Master Plan Survey Comments

MOVED BY SWEERS AND SUPPORTED BY LAUWERS TO ADJOURN THE MEETING AT 9:13 P.M. MOTION CARRIED.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary