

# Almont Township

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## **ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING**

**March 18, 2009**

The regular meeting of the Almont Township Planning Commission was called to order at 7:02 P.M. by Chairperson 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, Fred Hunter, Kim Streeeter, Dennis Sweers, and Bryan Zender. Also present: Brian Wilson of Community Planning & Management, P.C.

MEMBERS ABSENT: Bonnie Krauss, excused absence.

ALSO PRESENT: 0 guests

CORRESPONDENCE: Correspondence was presented.

MINUTES: MOVED BY STREETER AND SUPPORTED BY GROSS TO ACCEPT THE FEBRUARY 11, 2009 MINUTES AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: None

LATE AGENDA ITEMS: None

INTRODUCTIONS: None

PUBLIC HEARING: None

OLD BUSINESS: None

**NEW BUSINESS: #1. Review Sign Ordinance #51.1**

Chairman Francis asked Commissioner Zender to lead the discussion as it was by Commissioner Zender's request that the sign ordinance be reviewed. Commissioner Zender noted that he found the sign ordinance to be cumbersome and impractical in its wording and enforcement. Commissioner Zender also noted that he believed that business owners should be allowed more signage than what the ordinance currently allows.

Lengthy discussion followed on what provisions in the sign ordinance may or may not be working. Concerns were expressed over the need to enforce the provisions as set forth in the sign ordinance and to also make the sign ordinance flexible enough so that business owners would be able to advertise their businesses without being overly restricted.

**MOVED BY STREETER AND SUPPORTED BY SWEERS TO RECOMMEND TO THE TOWNSHIP BOARD THAT TRUSTEE SWEERS REQUEST THAT SIGN ORDINANCE 51.1 BE REMOVED AS A REGULATORY ORDINANCE AND THAT IT BE RECLASSIFIED AS A ZONING ORDINANCE. MOTION CARRIED.**

**#2. Review By-Laws**

Commissioner Sweers stated that his concern was that the by-laws covered cancellation of meetings. Mr. Wilson noted that under Article VIII it states that regular meetings of the Planning Commission may be held at least once a month if business exists. No other concerns were expressed.

**REPORTS:**

Planner: The amended 2008 Annual Report was reviewed. Noted was one typo, The Planning Commission recommended that said report be forward to the Township Board.

Engineer: No Report.

Zoning Board of Appeals: No Report.

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

General Comments: Commissioner Streeter noted that Bruce Township has adopted their new Master Plan, but due to a PDR issue, they will need to amend the Master Plan and re-adopt it.

Commissioner Streeter also noted that Bruce Township has been notified of possible legal action addressing a rezoning on the border of Almont Township and Bruce Township (Boardman Road and Van Dyke).

Commissioner Zender commented on how informative the Lapeer County 29<sup>th</sup> Annual Planning Conference was.

Zoning Administrator Lloyd noted that she had spoken to a township citizen regarding a windmill for his residential property. Mr. Wilson noted that he had some ordinances that could be reviewed by the Planning Commission at April's meeting for residential windmills.

Zoning Administrator Lloyd also noted that she, Commissioner Gross, and Commissioner Krauss attended a workshop on Form Based Codes. Although it pertained mainly to urban settings, there were some ideas that might fit into Almont Township's Zoning Ordinance. Mr. Wilson noted that he could provide some samples for the April meeting.

Agenda for April 8, 2009

Public Hearing: Novak Building Supply

Old Business: Sign Ordinance 51.1 - Review

New Business: Proposed Residential Windmill  
Ordinance

Form Base Codes

**MOVED BY SWEERS AND SUPPORTED BY STREETER TO ADJOURN THE  
MEETING AT 8: 58 P.M. MOTION CARRIED.**

Respectfully submitted by



Ida L. Lloyd, Recording Secretary