

# Almont Township

---

819 N. MAIN ST.  
ALMONT, MICHIGAN 48003  
PHONE 810-798-8521/FAX: 810-798-7097  
[www.almonttownship.org](http://www.almonttownship.org)

## ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

March 9, 2011

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, 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 LAUWERS AND SUPPORTED BY ZENDER TO ACCEPT THE JANUARY 12, 2011 MINUTES AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: N/A.

LATE AGENDA ITEMS: N/A

INTRODUCTIONS: N/A

PUBLIC HEARING: N/A

OLD BUSINESS: N/A

NEW BUSINESS: #1. Farm Markets (Ag/Commercial Districts)

Chairman Francis asked Supervisor Bowman and Commissioner/Trustee Sweers to explain the reasoning behind farm markets. It was noted that changes had recently been made to the "RIGHT TO FARM ACT (Act 93 of 1981, amended)" which now included farm markets in the definition of a farm operation. Such uses must follow the Generally Accepted Agricultural and Management Practices (GAAMP) as adopted under the RTF Act. This amendment had been brought to the attention of the Township Board and the Township Board was asking the Planning Commission to review said operations.

**NEW BUSINESS: #1. Farm Markets (Ag/Commercial Districts) Continued:**

It was also noted that the Planning Commissioners had been provided with copies of Armada Township's and Washington Township's ordinances which covered farm markets. Also provided to the Commissioners were copies of the GAAMP rules.

Chairman Francis asked that all Commissioners review the materials provided to them and be ready to discuss in more detail farm markets at the April meeting. This further discussion will be to determine if it makes sense for the PC members to revise or adopt the Farm Markets within the current zoning ordinance.

**#2. Revised Submittal Procedures**

Brief discussion was held on the proposed amendment that would allow, at an applicants request, an informal meeting at the Township with Township official(s) and/or consultants prior to submission of a formal application. The Planning Commission Chair or other designee would be present at this informal meeting.

**MOVED BY ZENDER AND SUPPORTED BY LAUWERS TO ACCEPT THE PROPOSED REVISION AS PRESENTED TO ARTICLE XI – Sect. B: ADVISORY COMMITTEE & INFORMAL MEETINGS WITH APPLICANTS. MOTION CARRIED.**

**#3. Ways to Promote Almont Township:**

Several suggestions were made as to how to best promote the businesses and Almont Township in general, such as meeting with the Village of Almont, the Chamber of Commerce, Almont Schools, and business owners. It was also suggested that updating the Township's website to include information on available buildings and vacant sites would be very beneficial.

**REPORTS:**

**Planner:** Mr. Wilson noted it was nearing time for the Commissioners to start reviewing the Master Plan as to its goals and objectives. Is it still current or have demographic changed? The Commissioners asked that the Township Board members also review the document for their input. Discussion was held on mailing out an updated survey to the township's residents and possibly holding town-hall meetings.

The 2010 Annual Report was submitted. **MOVED BY STREETER AND SUPPORTED BY HUNTER TO RECEIVE THE REPORT AS SUBMITTED AND TO FORWARD IT ONTO THE TOWNSHIP BOARD. MOTION CARRIED.**

**Engineer:** N/A

**Zoning Board of Appeals:** N/A

**Zoning & Building:** January 2011 Building & Zoning Report along with the 2010 Annual Building & Zoning Report were submitted.

General Comments: Commissioner Hunter noted that due to changes within his position at his employer, a temporary leave of absence will be required from the Planning Commission Board and therefore would need to temporarily resign from his position as Secretary. Consensus of Commissioners agreed that as this was work related they would accept his resignation as Secretary but felt that he should remain on the Commission.

Proposed Agenda April 13, 2011: Old Business: 1. Farm Markets  
2. Master Plan - surveys, etc.  
3. Promoting Almont Township

MOVED BY SWEERS AND SUPPORTED BY LAUWERS TO ADJOURN THE MEETING AT 8:43 P.M. MOTION CARRIED.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary