

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING May 16, 2013

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, Kim Streeter, Clay Stroup, and Bryan Zender. Also present: Chris McLeod of Community Planning & Management, PC.

MEMBERS ABSENT: Mark Lauwers

ALSO PRESENT: 5 guests

CORRESPONDENCE: Correspondence was presented.

MINUTES: MOVED BY HUNTER AND SUPPORTED BY STREETER TO RECEIVE THE APRIL 10, 2013 MINUTES AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: Chairman Francis noted that due to a lack of a quorum the regular scheduled May 8th meeting of the Planning Commission was rescheduled until May 16th. Chairman Francis apologized to the applicants for having to return but noted that as there were a sufficient number of members at this meeting their applications would be heard.

LATE AGENDA ITEMS: N/A.

INTRODUCTIONS: N/A

PUBLIC HEARING: N/A

NEW BUSINESS: 1. 3791 Van Dyke – Oasis Homes – Proposed 24' x 24' utility building

Mr. Carl Hartmann of Benchmark Building & Development was present representing Oasis Homes regarding the proposed construction of a 24-foot x 24-foot utility/storage building. Discussion followed on the location of the proposed building to the site.

MOVED BY STREETER, AND SUPPORTED BY ZENDER TO APPROVE, PURSUANT TO SECTION 4.02.2, THE ADDITION OF AN ACCESSORY BUILDING NOT TO EXCEED 24 FEET X 24 FEET AS PRESENTED BASED ON THE LIMITED SCOPE OF THE CONSTRUCTION BEING PROPOSED AND SUBJECT TO THE REQUIREMENT THAT THE ACCESSORY BUILDING MATERIALS MATCH THE FAÇADE OF THE EXISTING OFFICE BUILDING. MOTION CARRIED.

#2. 3772 Van Dyke – Tilmar Spline, Inc. – Proposed New Sign

Chairman Francis noted that the proposed new sign would be located approximately 700 feet off of Van Dyke. Discussion was held on the need to have the owner of the complex erect a multi-tenant sign.

MOVED BY HUNTER AND SUPPORTED BY GROSS TO APPROVED THE APPLICATION FOR A NEW SIGN AS SUBMITTED BY TILMAR SPLINE INC. LOCATED AT 377 VAN DYKE. MOTION CARRIED.

#3. 4641 Van Dyke – Venture Mold – proposed shed addition/and renovation to existing shed

Mr. Murphy, representing Venture Mold discussed the proposed changes to his site with the Planning Commission. Along the south side of the property Venture Mold wants to add onto the existing shed and reconstruct the small addition on the back of the existing building.

MOVED BY STROUP AND SUPPORTED BY HUNTER THAT PURSUANT TO SECTION 4.02.2 THAT THE PROPOSED TWO ADDITIONS AS PROPOSED BY VENTURE MOLD BE APPROVED AS PRESENTED. MOTION CARRIED.

OLD BUSINESS:: #1. Commercial/Residential Composting

A brief discussion was held on the draft as presented by the Planner, Chris McLeod. Caution was suggested so that the Township doesn't place too many restrictions on the residential properties. The commissioners were asked to look into other communities as to how they are handling composting, both commercial and residential.

REPORTS:

Planner: Suggested adding to the ordinance restrictions regarding off-road racing/mud bogging. Consensus was to have Mr. McLeod draft some language for the June meeting.

Engineer: None submitted.

Zoning Board of Appeals: None submitted.

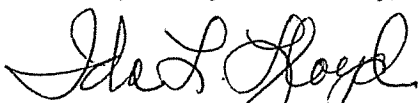
Zoning & Building: April 2013 report was submitted.

General Comments: Chairman Francis noted that he is making some changes to his site. Consensus of the Commissioners asked that Mr. Francis note any changes on his updated site plan and bring them back to be reviewed by the Planning Commissioners.

Proposed Agenda: Apple Valley Auto – Progress update, proposed composting and off-road/mud bogging ordinance.

MOVED BY STREETER AND SUPPORTED BY ZENDER TO ADJOURN THE MEETING AT 8:13 P.M. MOTION CARRIED.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary