

ALMONT TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING

NOVEMBER 13, 2013

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 PM by Chairperson Steve Francis at the Almont Township/Village Hall, 819 N. Main Street, Almont, Michigan. Roll call was taken.

**MEMBERS PRESENT:** Steve Francis, Jean Gross, Mark Lauwers, Kim Streeter, Clay Stroup, and Bryan Zender. Also present was David Keown, of Community Planning & Management, P.C.

**MEMBERS ABSENT:** Fred Hunter

**ALSO PRESENT:** 7 guests

**CORRESPONDENCE:** Correspondence was presented.

**MINUTES: MOVED BY STREETER AND SUPPORTED BY LAUWERS TO RECEIVE THE OCTOBER 9, 2013 MINUTES AS PRESENTED. MOTION CARRIED.**

**PUBLIC COMMENTS:** None offered

**LATE AGENDA ITEM:** None offered.

**INTRODUCTIONS:** N/A

**PUBLIC HEARINGS:** #1. Proposed amendments to Article 2, sections 2.12 & 2.15 – Lot Frontages

Chairman Francis opened the public hearing at 7:03 PM. Mr. Keown updated the public on the proposed changes to the Sections 2.12 and 2.15 noting that lots within Almont Township shall be continuous and uninterrupted and shall equal the lot width requirements as established by the ordinance. Chairman Francis asked if anyone in the audience had any comments. None were offered. Public hearing was closed at 7:05 PM by Chairman Francis

**MOVED BY ZENDER, AND SUPPORTED BY LAUWERS TO RECOMMEND TO THE TOWNSHIP BOARD THAT THE PROPOSED AMENDMENTS TO SECTION 2.12 AND 2.15 AS PRESENTED BE APPROVED. ROLL CALL VOTE: ZENDER – YEA; LAUWERS – YEA; STREETER – YEA, GROSS – YEA; STROUP – YEA, HUNTER – ABSENT; FRANCIS – YEA. MOTION CARRIED.**

#2. Proposed amendments to Article 2, Section 2.34, Article 9, (16), Article 14 (7), Article 15 (5), Article 16 (12), & Article 17 (12) – Wineries, Cideries, & Microbreweries/Distilleries

Chairperson Francis opened the public hearing at 7:06 P.M.. Discussion was held on item #5. And the proposed 100 foot setback requirement.

#2. Proposed amendments to Article 2, Section 2.34, Article 9, (16), Article 14 (7), Article 15 (5), Article 16 (12), & Article 17 (12) – Wineries, Cideries, & Microbreweries/Distilleries Continued:

**MOVED BY LAUWERS AND SUPPORTED BY ZENDER TO REVISE THE FIRST SENTENCE IN ITEM #5 TO READ: "ALL WINERY, CIDERY, MICRO BREWERY OR DISTILLERY BUILDINGS IN AGRICULTURAL /RESIDENTIAL ZONED DISTRICTS SHALL BE SETBACK AT LEAST ONE HUNDRED (100) FEET FROM ANY LOT LINE." ROLL CALL VOTE: LAUWERS – YEA; ZENDER – YEA; GROSS – NO; STROUP – YEA; STREETER – NO; HUNTER – ABSENT; FRANCIS – YEA. MOTION CARRIED.**

After asking for and not hearing any further public comments, Chairperson Francis closed the public hearing on wineries, cideries, and microbreweries/distilleries at 7:26 P.M.

**MOVED BY ZENDER AND SUPPORTED BY LAUWERS THAT THE PROPOSED AMENDMENTS TO ARTICLE 2, SECTION 2.34, ARTICLE 9(16), ARTICLE 14(7), ARTICLE 15(5), ARTICLE 16(12) AND ARTICLE 17(12) FOR WINERIES, CIDERIES, AND MICROBREWRIES AND DISTILLERIES BE FORWARD TO THE TOWNSHIP BOARD WITH A RECOMMENDATION THAT SAID AMENDMENTS BE APPROVED AS AMENDED. ROLL CALL: ZENDER – YEA; LAUWERS – YEA; STREETER – YEA; STROUP – YEA; GROSS – YEA; HUNTER – ABSENT; FRANCIS – YEA. MOTION CARRIED.**

**OLD BUSINESS: Event Barns – Proposed amendment to Article 9**

Discussion continued on the proposed idea of allowing under special land use those who qualified to be able to hold special events such as weddings, meetings and other general assemblies or people, either inside or outside of a barn.

One guest from the audience stated that she was very much against the idea. She stated that she felt that there was no good reason to allow such an use.

Chairperson Francis noted that the subject was up for discussion only, no decisions were going to be made without first holding a public hearing. Mr. Keown noted that this topic was becoming very popular and noted that if the Township was going to allow Event Barns specific criteria would need to be met and enforced. Chairperson Francis asked Mr. Keown to keep the Planning Commission informed as to any new information that is available on the subject.

**NEW BUSINESS: Shared/Multiple Driveways – Proposed amendment to Article 2, Section 2.35**

Due to revisions in the Lapeer County Road Commission's multi-residential driveway policy the Planning Commission agreed to review their ordinance regarding driveways. The current standard was one driveway approach per parcel of property. If more than one (1) driveway was suggested it was noted that a private road would need to be constructed.

After discussion it was agreed to allow a multi-residential approach for two (2) parcels only and only upon a finding from the LCRC that two driveway approaches would not be permissible based on inadequate clear vision, sight distances or other roadway configurations. Any driveway approach that would service more than 2 parcels would need to apply for a private road permit.

Mr. Keown was asked to set up the public hearing notices for the January 2014 meeting.

**REPORTS:**

Planner: - N/A

Engineer – N/A

Zoning Board of Appeals – N/A

Zoning & Building Report – Information on a preliminary meeting with prospective buyers for 4310 Van Dyke was briefly discussed. The owner of 4260 Van Dyke called and asked for information regarding the possibility of installing a gas station. The property is zoned C-3 and O-1.

Planning commission – It was noted that Apple Valley Auto has closed its doors. Final Certificate of Occupancy was discussed. **MOVED BY ZENDER AND SUPPORTED BY STREETER THAT THE ALMONT TOWNSHIP BUILDING DEPARTMENT RELEASE THE CERTIFICATE OF OCCUPANCY FOR 5945 VAN DYKE WITH THE STIPULATION THAT A DUMPSTER BE INSTALLED BEHIND THE BUILDING, AND THAT MR./MRS. TOBEY BE REQUIRED TO ATTEND THE JUNE 2014 PLANNING COMMISSION MEETING WITH AN UPDATE AS TO THE COMPLETION OF THE SITE WORK PURSUANT TO THE APPROVED PLANS DATED AUGUST 11, 2010. MOTION CARRIED.**

Trustee Streeter informed the Commissioners on the Township's ORV policy.

Proposed Agenda for December 2013: Unless there are any pressing items that need to be discussed, the consensus of the Commissioners agreed to possibly cancel the December meeting and re-adjourn in January 2014.

**MOVED BY LAUWERS AND SUPPORTED BY STREETER TO ADJOURN. MEETING WAS ADJOURNED AT 8:28 P.M.**

Respectfully submitted by:

  
Ida L. Lloyd,  
Recording Secretary