

# Almont Township

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## ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

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

**MEMBERS ABSENT:** Fred Hunter (excused absence)

**ALSO PRESENT:** 0 guests

**CORRESPONDENCE:** Correspondence was presented.

**MINUTES:** MOVED BY STREETER AND SUPPORTED BY LAUWERS TO RECEIVE THE OCTOBER 12, 2011 MINUTES AS PRESENTED. MOTION CARRIED.

**PUBLIC COMMENTS:** None offered.

**LATE AGENDA ITEMS:** Chairman Francis asked that Application 11-001 (Mobil X) be placed under New Business. Consensus of commissioners agreed.

**INTRODUCTIONS:** N/A

**PUBLIC HEARING:** N/A

**NEW BUSINESS:** 1. Site Plan Application 11-001 (Mobil Mart) – Accessory Building

Chairman Francis noted that as this improvement to the site was minor in nature, he asked if the commissioners would consider it for approval even though it was not originally on the agenda. Discussion was held and due to the absence of the owner and that some members were not prepared to review and approve the site plan it was agreed to table final decision until the December meeting. Noted for confirmation from the owner are: the materials that would be used on the exterior of the accessory building (which should match the existing building), lighting, and landscaping. These items could be placed on a revised drawing or a separate elevation drawing pursuant to the comments made by the planner and engineer.

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

Multi-tenant signs were discussed. Landlords have stated that the current provisions in the sign ordinance for multi-tenant sites do not allow for enough signable area. Discussion was held on what is driving this proposed amendment. As the sign ordinance is not “user friendly”, Mr. Wilson was asked to review section 2.21 and re-organize the sign ordinance to make it less cumbersome and to make any suggestions that would alleviate any un-necessary or confusing language.

**2. Review Article 2, Section 202.3 – Location of an accessory building**

After lengthy discussion the commissioners found no reason to make any amendments to this section at this time. If a property owner wishes to place an accessory building in front of his house he can seek relief from the Zoning Board of Appeals.

**3. Article 2, Section 2.02.4**

The 100 setback requirement for accessory buildings was again discussed. Consideration was given to lots that are less than 2 acres in size especially in subdivisions where the houses are closer together. This would affect only accessory buildings 600 and more square feet in size. Chairman Francis asked the commissioners to drive around the township and look at accessory buildings to determine if the current setback is enough or if the setback should be amended from 100 feet to possibly 75 or 50 feet. This is to be discussed at the December meeting.

**4. Administrative Review Criteria**

Discussion was held on the proposed amendments to submission requirements. In an effort to expedite the process on certain minor revisions to an existing and compliant site, the commissioners discussed the proposed draft amendments as submitted by the planner. Mr. Wilson reminded the commissioners that they already have the authority to waive certain requirements of section 4 – Plan Review that they feel are not necessary to the review and understanding of a site. Mr. Wilson was asked to create a criteria list that the commissioners could use when the Township receives an application to determine whether or not said application would qualify as a minor addition to an existing site or if the amendment to the site would require a full plan review.

REPORTS:

Planner: None submitted.

Engineer: None submitted.

Zoning Board of Appeals: None submitted.

Zoning & Building: October Building & Zoning report was submitted. Also noted was that due to changes in the State law, the Village of Almont has approved a resolution that would allow the Village Building Department to be combined with Almont Township's Building Department. The Township Board will consider this matter at their November meeting.

General Comments: Chairman Francis asked for volunteers to the joint Master Plan Committee. Commissioners Gross, Streeter, and Zender agreed to be on the joint committee.

Proposed Agenda: December 14, 2011

New Business: Application 11-001 – Mobil Mart Accessory Building

Old Business: #1. Review section 2.02.4 – Accessory Building Setbacks  
#2. Proposed Amendments to Submission Requirements

MOVED BY LAUWERS AND SUPPORTED BY SWEERS TO ADJOURN THE MEETING AT  
8:45 P.M. MOTION CARRIED.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary