

# 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

OCTOBER 10, 2012

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

**MEMBERS ABSENT:** Hunter

**ALSO PRESENT:** 6 guests

**CORRESPONDENCE:** Correspondence was presented.

**MINUTES:** MOVED BY STREETER AND SUPPORTED BY SWEERS TO RECEIVE THE AUGUST 8, 2012 MINUTES AS PRESENTED. MOTION CARRIED.

**PUBLIC COMMENTS:** None offered.

**LATE AGENDA ITEMS:** N/A.

**INTRODUCTIONS:** N/A

**PUBLIC HEARING:** N/A

**NEW BUSINESS:** #1. Request to Extend Time Frame to Complete Site Improvements for 5945 Van Dyke (Apple Valley Auto – SLU Application #10-003)

It was noted that the application for site improvements for 5945 Van Dyke was approved on August 11, 2010.

Mr. and Mrs. Tobey stated that due to economic conditions and a cash flow problem they have not been able to complete the site improvements in the time frame required. Mr. Tobey asked the commissioners to extend the time to complete the site improvements for one year.

The engineer's report was reviewed which noted that final landscaping needed to be planted, the dumpster enclosure needed to be constructed, the top level of asphalt needed to be laid down, the required drain and maintenance agreements needed to be recorded, and that final approval was needed from Lapeer County Soil & Erosion Department.

Discussion was held by commissioners and Mr. Tobey on the items that still needed to be addressed.

Site Plan Application 10-003, 5945 Van Dyke – Extension of time to complete site work:

MOVED BY STREETER AND SUPPORTED BY LAUWERS TO EXTEND THE TIME FRAME TO COMPLETE SITE WORK AT 5945 VAN DYKE FOR SEVEN MONTHS STARTING FROM AUGUST 11, 2012 THIS IS DUE TO THE CURRENT ECONOMIC CONDITIONS AND THE FACT THAT ALL PERTINENT ORDINANCES ARE STILL IN EFFECT AND CURRENT. THIS APPROVAL IS SUBJECT TO THE OWNER GETTING ALL REQUIRED DOCUMENTS RECORDED AND HAVE SAID RECORDED COPIES SUBMITTED TO THE TOWNSHIP FOR REVIEW BY DECEMBER 31, 2012. OWNER MUST PLANT REQUIRED TREES AS SHOWN ON APPROVED SITE PLAN IN FRONT OF THE BUILDING GOING FORWARD TOWARD THE WEST UP TO VAN DYKE PRIOR TO MAY 2013. OWNER WILL RETURN TO PLANNING COMMISSION IN MAY 2013 SO PLANNING COMMISSIONERS CAN ADDRESS ANY FURTHER SITE PLAN EXTENSIONS.

ROLL CALL: STREETER – YES, LAUWERS – YES, GROSS – YES, SWEERS – YES, ZENDER – YES, HUNTER – ABSENT, FRANCIS – YES. MOTION CARRIED.

#2 Labaron's Power Sports – Sign Application 12-008

Commissioner's reviewed the application and drawings as submitted by Labaron's Power Sports noting that they plan to remove the existing side wall signs and place them back to back in a new frame along with a LED (digital) sign. The sign will be 16 feet high by 10-1/2 feet wide. The sign face areas will be 63.73 feet total. Commissioners noted that the sign frame will need to be clad in some kind of approved material and that the sign must be located outside of the road right-of-way.

Chad Dingwell, representing Labaron's, noted that the sign frame will be covered with siding that matches the existing building.

MOVED BY GROSS AND SUPPORTED BY SWEERS TO APPROVE SIGN APPLICATION #12-008 FOR LABARON'S POWER SPORTS LOCATED AT 4516 VAN DYKE AS PRESENTED WITH THE STIPULATIONS THAT THE POLES BE COVERED WITH SIDING THAT MATCHES THE EXISTING BUILDING SIDING AND THAT THE SIGN BE LOCATED OUTSIDE OF M.D.O.T.'S ROAD RIGHT-OF WAY AND THE SPECIFICATIONS FOR THE LED (DIGITAL) SIGN BE PROVIDED BEFORE THE SIGN PERMIT IS ISSUED. MOTION CARRIED.

OLD BUSINESS: 1. Review Master Plan

Planner Wilson noted that he had emailed the Land Use Plan to the Township Zoning Administrator and Village Manager late that afternoon. Zoning Administrator Lloyd will forward the email to the Planning Commissioners.

**REPORTS:**

Planner: Mr. Wilson noted that there were several proposed amendments to the Marijuana Act and would keep the commissioners posted if anything happens that would affect the Township's ordinance.

Engineer: None submitted.

**Reports Continued:**

Zoning Board of Appeals: None submitted.

Master Plan Committee Report: The Park Board is still working on a park recreational plan that will be added to the Master Plan. Commissioner Streeter noted how helpful the Village's intern Sarah Moyer was during the process period. Her work on the Master Plan was invaluable.

Zoning & Building: August & September Reports were submitted.

General Comments: The need to have an up to date and comprehensive Zoning Ordinance was discussed. Mr. Wilson noted that now that all the proposed amendments have been approved by the Township Board, he will have the amended document completed before the end of the year.

Proposed Agenda: November 14, 2012

As there are no pressing items to be immediately addressed by the Planning Commission, consensus agreed to cancel November's meeting unless there is a need to meet.

**MOVED BY LAUWERS AND SUPPORTED BY ZENDER TO ADJOURN THE MEETING AT 8:05 P.M. MOTION CARRIED.**

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary