

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

OCTOBER 14, 2009

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, Bonnie Krauss, Kim Streeter, Dennis Sweers, and Bryan Zender. Also present: Brian Wilson of Community Planning & Management, P.C., and Cory Mabery, P.E. of Davis Land Surveying and Engineering, P.C.

MEMBERS ABSENT: None

ALSO PRESENT: 6 guests

CORRESPONDENCE: Correspondence was presented.

MINUTES: MOVED BY STREETER AND SUPPORTED BY KRAUSS TO ACCEPT THE SEPTEMBER 9, 2009 MINUTES AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: None Offered

LATE AGENDA ITEMS: New Business: #1. Lisa Schapman of K-9 Clips has withdrawn her petition.

INTRODUCTIONS: None

PUBLIC HEARING: None

NEW BUSINESS: #2. Re-zoning east of Van Dyke (Section 34)

MOVED BY ZENDER AND SUPPORTED BY SWEERS TO HOLD A PUBLIC HEARING AT THE NOVEMBER 2009 MEETING TO DISCUSS REZONING OF PROPERTIES IN SECTION 34 NORTH OF BORDMAN ROAD, EAST OF VAN DYKE, PURSUANT TO THE SEPTEMBER 18, 2009 COMMENTS RECEIVED FROM THE LAPEER COUNTY COLLABORATIVE PLANNING COMMISSION. MOTION CARRIED.

OLD BUSINESS: #1. Rocker Lesner – Proposed Public Road – Stouffer Drive

Mr. Lesner noting that as the economy continues to be slow notified the Commissioners that he was withdrawing his application to construct a public road. Mr. Lesner was reminded that he would have to reapply and go through the process again if he decides to continue his project at a later date. Mr. Lesner stated that he understood.

#2. Sign Ordinance 51.1 – Proposed Revisions

Commissioners went over the outline of items to be discussed as prepared by Mr. Wilson.

Mr. Wilson noted that he would clarify Section 1.00, last paragraph on page 1.

Commissioners decided to make no changes to Section 4.00b. – Windblown devices and to section 5.00.e – Addresses.

Section 8.00b. 1) - After a lengthy discussion, the commissioners decided they would like to explore Davison, MI sign ordinance regarding the amount of frontage a sign is allowed before another sign may be permitted. This may allow for two signs on the same property providing it has enough road frontage. Mr. Wilson stated that he will draft a proposed revision to said section.

Sections 9.00 & 10.00 – Non-conforming signs/General maintenance. Mr. Wilson agreed to draft proposed new language for said sections that will better clarify when a sign needs to be replaced and what constitutes a non-conforming sign.

Animated/mechanical signs were also discussed. The Commissioners would like to see some creativity, but needs to be careful due to the discretionary aspect of such signs. What one may deem attractive, someone else may feel the sign is anything but attractive and may consider the sign a distraction. As long as the signage portion is within the ordinance requirements then creativity is up to the owner.

The digital sign lettering color was discussed. Consensus of Commissioners agreed to AMBER (light orange tone) and that the brightness of the color should be toned down at night which can be managed by the programmer/owner of the sign. No flashing will be allowed. How long a message should be on before it changes was discussed. Most members agreed that three seconds was sufficient.

Further discussion on the proposed changes to the sign ordinance was tabled until the November meeting.

REPORTS:

Planner: No report was offered.

Engineer: No report was offered.

Zoning Board of Appeals: No report was offered

Zoning & Building: Zoning & Building Report for September was submitted. Southeast Heatmor is relocating their business from 7280 Burgett Drive to the former Fox Brother's building at 4296 Van Dyke. Zoning Administrator will review zoning compliance with the owners of Southeast Heatmor.

General Comments: Commissioner Sweers noted that the Township Board will contact the Township Attorney to begin legal proceeding against Great Lakes Helicopter.

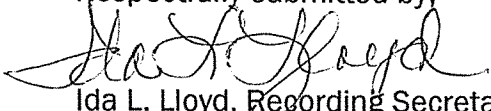
Proposed Agenda for November 11 2009:

Public Hearing: Proposed Rezoning of certain properties in section 34

Old Business: Sign Ordinance 51.1 - Review

MOVED BY SWEERS AND SUPPORTED BY ZENDER TO ADJOURN THE MEETING AT 8:55 P.M. MOTION CARRIED.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary