

Almont Township

819 N MAIN STREET
ALMONT, MICHIGAN 48003
Phone 810-798-8521/Fax 810-798-7097
www.almonttownship.org

ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

September 11, 2013

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 PM 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, Mark Lauwers, Kim Streeter, Clay Stroup, and Bryan Zender. Also present: Chris McLeod of Community Planning & Management, PC

MEMBERS ABSENT: None

ALSO PRESENT: 4 guests

CORRESPONDENCE: Correspondence was presented.

MINUTES: MOVED BY HUNTER AND SUPPORTED BY LAUWERS TO ACCEPT THE MINUTES FROM AUGUST 14, 2013 AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: None offered

LATE AGENDA ITEMS: N/A

INTRODUCTIONS: N/A

PUBLIC HEARING: #1. Proposed Amendment to Article 2, Section 2.12 and section 2.15

Planner Chris McLeod explained the proposed change. Zoning Administrator Lloyd, Twp. Supervisor Bowman and the Township Assessor questioned the sentence "*Additional lot frontage above that required by Ordinance may be noncontiguous*". Discussion was held on the pros and cons of allowing for additional lot frontage that would not be required to meet what the zone district requires for lot frontage.

Chairman Francis noted that this matter would be tabled until the October meeting and asked Mr. McLeod to research this further.

#2. Proposed special land use allowing for special events to be held in accessory building in Ag/Res District (Proposed amend Article 2, Section 202.6 & Article 9 (Section 9.02 – Special land Uses)

Discussion was held on the possibility of allowing barns to be used for special events such as weddings, cottage type businesses, etc. Mr. McLeod was asked to research this more and bring to the Planning Commission samples of ordinances from other communities.

New Business Continued:

#. Wineries, Cideries, & Micro Breweries/Distilleries in both Ag/Res Districts and Commercial Districts.

Drs. Trevor and Tom Barkham were present to discuss the possibility of operating a cidery and winery. Dr. Tom Barkham owns 5 acres on Van Dyke, which is partially zoned General Commercial (C-3). Dr. Trevor Barkham explained that he and his brother Jonathon would like to use part of the property to sell their finished apple products such as hard cider, apple wine, and other fruit wines. They would also be interested in other alcoholic spirits such as beer that will be locally produced. Dr. Trevor Barkham stated that he and his brother do not want to open a bar, but more a place where customers could taste the product and purchase bottles individually or by the case. The process of obtaining State and Federal approval and licensing was discussed.

Mr. McLeod noted that as this was not an approved use in the C-3 district he suggested that it could be added under special land uses. Mr. McLeod also noted that as the proposed use of wineries, cideries, microbreweries and the like can fall under the Michigan Right to Farm Act, it might be better to address the commercial district first before addressing this matter in the Ag/Residential District.

Chairman Francis asked Mr. McLeod to draft a brief sentence or two that would cover wineries, cideries, and microbreweries in a General Commercial District and start to formulate for further discussion the possibility of allowing such type of activities in the Ag/Residential District

#4. Review Article 7 – Environmental Provisions

Discussion was held on landscaping requirements: specifically in a commercial and/or industrial setting.
The Planning Commission may recommend to the applicant that the placement of any trees should be considered, especially when sign visibility may be in question.

OLD BUSINESS: N/A

NEW BUSINESS: N/A

REPORTS: Planner – N/A
Engineer – N/A
Zoning Board or Appeals – N/A
Zoning & Building Report – Written report submitted.
Proposed Agenda – October 09, 2013:
Proposed amendments to Article 2, Sections 2.12 & 2.19
Proposed amendment to Article 16, Section 16.02 – Special Land Uses
Further discussion on allowing special events in Accessory Buildings

MOVED BY ZENDER AND SUPPORTED BY LAUWERS TO ADJOURN THE MEETING AT 9:03 PM.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary