

ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

SEPTEMBER 14, 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, Bryan Zender. Also present: Brian Wilson of Community Planning & Management, PC.

MEMBERS ABSENT: Fred Hunter (excused absence)

ALSO PRESENT: 1 guest

CORRESPONDENCE: Correspondence was presented.

MINUTES: MOVED BY STREETER AND SUPPORTED BY SWEERS TO RECEIVE THE AUGUST 10, 2011 MINUTES AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: Mr. Knapke who operates an ebay based business noted that he has leased the building at 5648 Van Dyke for use of his business. The building would be used as part storage and possibly part store front. His son would also like to sell used furniture out of the building. Mr. Knapke noted that he had met with the Township Zoning Administrator and had received a site plan application. Mr. Knapke asked if there was a way of getting approval for his site without having to go through a full site plan review as the owner of the property is not able to financially help him.

It was noted that the zoning of the property in question is C-3, General Commercial.

Chairman Francis noted that as the site has never had a site plan before, a site plan would be required and that certain requirements would need to be met. Chairman Francis and the Commissioners discussed what some of the requirements would be and offered to meet with the owner, the applicant, and their professional designer to discuss the matter.

LATE AGENDA ITEMS: Chairman Francis asked that the following two items be placed under New Business: Short Plan Reviews and Joint Master Plan Meeting with the Village of Almont. Consensus of the Commissioner agreed to add the two items to the agenda

INTRODUCTIONS: N/A

PUBLIC HEARING: N/A

OLD BUSINESS: #1. MASTER PLAN (Survey Comments)

Commissioners received copies of some of the comments made on the positive aspects and on the significant problems facing Almont Township. Chairman Francis asked the Commissioners to take them home and read them and be ready to discuss the overall comments as they relate to the Master Plans goals and objectives. All surveys are to be into the Township by September 30th.

NEW BUSINESS: #1. Short Plan Reviews.

Chairman Francis noted that he had been asked to once again look at site plan review procedures and perhaps come up with ideas how the procedures could be made less cumbersome for existing conforming sites.

Mr. Wilson noted that Washington Township has a set of standards that a select committee uses when reviewing site plans. If the site is existing and the committee feels that the change/addition to the site is minor in nature the site plan can be administratively approved and the applicant does not need to go before the planning commission. Mr. Wilson noted though that the planning commission does have final say and can overturn the decision if they feel that the change could have more of an impact than the committee thought.

Commissioners agreed that standards or guidelines for review would need to be set up for the committee to follow and that this only could be applied to existing sites that had an up to date or comprehensive site plan.

Chairman Francis asked that the planner, the township engineer and the zoning administer put together a basic list of items that they feel would need to be on the "short" list keeping in mind that the top priority, as always, is the health, safety, and welfare of the community. Further discussion will be held at the October meeting.

#2. Joint Master Plan Meeting with the Village of Almont

After a brief discussion the Commissioners agreed to a joint meeting with the Village of Almont's Planning Commission. The joint meeting will be held under New Business at the October 12, 2011 meeting.

REPORTS:

Planner: Mr. Wilson gave a quick update on the Attorney General's and the Court of Appeals comments regarding the Michigan Medical Marihuana Act. Dispensaries are considered unlawful. The township's ordinance is consistent with the rulings.

Engineer: N/A

Zoning Board of Appeals: Commissioner Streeter noted that there are two variance requests before the Z.B.A., both from section 2.02. The Z.B.A. will meet on September 14th at 7:00PM.

Zoning & Building: August Building & Zoning report was submitted.

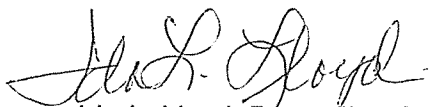
General Comments: None were offered.

Proposed Agenda: New Business:

- #1. Joint meeting with the Village of Almont PC
- #2. Short Plan Review - Requirements & Standards

MOVED BY LAUWERS AND SUPPORTED BY SWEERS TO ADJOURN THE MEETING AT 8:07 P.M. MOTION CARRIED.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary