

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

May 9, 2018

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, 817/819 N. Main Street, Almont, Michigan 48003. Roll call was taken.

MEMBERS PRESENT: Brad Bletch, Rick Dodge, Steve Francis, Kim Streeter, Jesse Thompson, and Bryan Zender. Douglas Skylis, PE of ROWE Professions Services was also present.

MEMBERS ABSENT: Mark Lauwers– excused absence.

ALSO PRESENT: Approx. 6 guests

MINUTES: MOVED BY DODGE AND SUPPORTED BY THOMPSON, TO RECEIVE THE MINUTES FROM APRIL 11, 2018 AS PRESENTED . MOTION CARRIED.

CORRESPONDENCE: Presented

PUBLIC COMMENTS: N/A

LATE AGENDA ITEM: Correction on agenda was noted. Item #1 under New Business was moved up to Public Hearing and item #2 under New Business was moved up to item #1.

INTRODUCTION: Doug Skylis from ROWE was present substituting for Caitlyn McGoldrick.

PUBLIC HEARINGS: 1. SLU App. 18-03 - Ann Wolf – dog obedience training - Home Occupation Type 2

Mrs. Ann Wolf of 7021 Bordman Road was present to explain her application. Mrs. Wolf stated that she had operated dog obedience training classes from her former home in Shelby Township and would like to do the same at her new address in Almont. The dogs would be accompanied by their owners and would be trained for about an hour twice a week. Classes will be held in her barn. Mrs. Wolf stated that she would not be running a kennel and that the dogs would not be kept overnight.

Chairman Francis open the meeting to public comments at 7:08 p.m. Kim Marrone who lives on Timberwood Lane objected to the application stating that the proposed use did not meet the required standards.

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PUBLIC HEARINGS: 1. SLU App. 18-03 - Ann Wolf – dog obedience training - Home Occupation Type 2 Continued:

Mr. Vandeputte, also a resident of Timberwood Lane, objected to the proposed use stating that the area in question is zoned AG/Residential and not Commercial.

Mr. Zhiem who farms the property next to the Wolf's stated that he didn't have any objections, but understood that the Planning Commission had a job to do.

Chairman Francis read two written comments from adjoining neighbors - Israel who was in favor and Santo who was not.

Hearing no more comments chairman Francis noted for the record that public comments were closed at 7:37 p.m.

Discussion was held by Planning Commission members on Article 2.3 – Accessory Buildings to One and Two-family Residential Uses and Article 2.21.C.- Home Occupations Type 2. It was determined that the use of the barn to hold the dog obedience classes was not allowed under both sections and therefore unless the applicant amended her application to hold classes within her home or attached garage, said use could not be approved.

MOVED BY STREETER AND SUPPORTED BY ZENDER TO DENY SPECIAL LAND USE APPLICATION 18-03 AS PRESENTED BY ANN WOLF OF 7021 BORDMAN ROAD DUE TO THE FACT THAT THE USE AS PROPOSED DOES NOT MEET ZONING ORDINANCE NO. 39, AS AMENDED, ESPECIALLY ARTICLE 2, SECTIONS 2.3 AND 2.21.C WHICH PROHIBITS A DETACHED ACCESSORY BUILDING FROM BEING USED FOR COMMERCIAL OR BUSINESS ACTIVITIES. ROLL CALL VOTE: STREETER – YES, ZENDER – YES, BLECH – YES, DODGE – YES, THOMPSON – YES, FRANCIS – YES. MOTION CARRIED. APPLICATION 18-03 DENIED.

NEW BUSINESS: 1. Engineering Board of Appeals Appointment

MOVED BY STREETER AND SUPPORTED BY THOMPSON TO APPOINT MARK LAUWERS AS THE PLANNING COMMISSION REPRESENTATIVE TO THE ENGINEERING BOARD OF APPEALS; AND IF FOR SOME REASON MR. LAUWERS IS UNABLE TO SERVE IT IS RECOMMENDED THAT STEVE FRANCIS BE APPOINTED AS AN ALTERNATE. MOTION CARRIED.

OLD BUSINESS: N/A

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REPORTS:

Planner – N/A

Engineer – No written report submitted.

Zoning Board of Appeals – N/A

Zoning & Building Report – Building Department is beginning to see a lot of building activity.

Planning Commission – Process Guidelines – Commissioner Thompson related that he and his family will be moving to Florida by the end of July 2018.

General Comments: Chairman Francis asked commissioners to review any proposed changes to the Zoning Ordinance that they would like to discuss for the June meeting.

June 13, 2018 Agenda will include: Master Plan Update, Solar Farm Ordinance and proposed amendments to Zoning Ordinance.

MOVED BY DODGE AND SUPPORTED BY ZENDER TO ADJOURN THE MEETING AT 8:00 P.M. MOTION CARRIED.

Respectfully submitted by:

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary