

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

June 13, 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, and Bryan Zender. Caitlyn Habben of ROWE Professional Services and Cory Mabery PE of Davis Land Surveying & Engineering were also present.

MEMBERS ABSENT: Jesse Thompson and Mark Lauwers— excused absences.

ALSO PRESENT: Approx. 10 guests

MINUTES: MOVED BY DODGE AND SUPPORTED BY ZENDER, TO RECEIVE THE MINUTES FROM MAY 9, 2018 AS PRESENTED. MOTION CARRIED.

CORRESPONDENCE: Presented

PUBLIC COMMENTS: Three residents from Old Farm Trail expressed their concerns regarding TDC/STE.

LATE AGENDA ITEM: Pre-Application request from Saintonge Properties, LLC

Mr. William Saintonge introduced himself stating that he had purchased property off of Danielle Drive. Mr. Saintonge stated that he would like to erect a hoop style building for temporary storage of mulch. The Planning Commission suggested that Mr. Saintonge take advantage of the pre-application meeting that is available before spending too much time or finances on the project. The meeting will be at no cost to him and will include the Planner, the Township Engineer, and a member of the Planning Commission, the Township Supervisor and Township Zoning Administrator. It was highly recommended that Mr. Saintonge also have his design professional attend the meeting.

Commissioner Streeter asked that TDC/STE be placed under Old Business for discussion.

INTRODUCTION: N/A

PUBLIC HEARINGS: 1. REZONING THE PART OF 44-001-016-015-00 THAT IS ZONED C-1 TO C-3

Chairman Francis opened the public hearing at 7:49 p.m. noting that the re-zoning was initiated by the Planning Commission in order to institute continuity in the zoning for 4260 Van Dyke due to the re-zoning of the parcel to the north of said property.

Planner Habben noted that the rezoning appears to be consistent with the Township's Master Plan and is in harmony with the recent rezoning to the north of the property in question.

It was noted that all public notices had been published and mailed to the property owners within 300 feet of the site. Chairman Francis hearing no more comments closed the public hearing at 8:51 p.m.

MOVED BY STREETER AND SUPPORTED BY DODGE TO RECOMMEND TO THE TOWNSHIP BOARD THAT REZONING APPLICATION 18-01 AS PRESENTED BY THE OWNER SAAD ABASSO OF FATIN PROPERTIES TO REZONE THE 100 FOOT X 2206.17 FOOT STRIP OF PARCEL 44-001-016-015-00 (4260 VAN DYKE) FROM C-1 (LOCAL COMMERCIAL) TO C-3(GENERAL COMMERCIAL) BE APPROVED NOTING THAT THE REZONING IS CONSISTENT WITH ALMONT TOWNSHIP'S MASTER PLAN AND WILL BE IN HARMONY WITH THE RECENT REZONING OF THE PARCEL TO THE NORTH. ROLL CALL: STREETER – YES, DODGE – YES, ZENDER – YES, BLETCH – YES, FRANCIS – YES. MOTION CARRIED.

NEW BUSINESS: 1. HOWLAND SITE CONDOMINIUM

Chairman Francis noted that Mr. Cory Mabery from Davis Land Surveying was stepping away from the table as his company had surveyed the property in question. Mr. Sal Pansera, the owner and developer of the property was present to explain his proposal. Mr. Pansera noted that he was proposing to develop five condominium units. The five units would be on five separate 2+ acre lots. The remaining 30 acres would be developed at a later time. Mr. Pansera noted that in creating a condominium development of single family homes he would be able to get more land divisions and it would also be a better use of the land.

Planner Habben's report was reviewed noting the comments made by Engineer Mabery to the Planner's report.

Engineer Mabery requested that the submission of the topography be waived. Commissioners stated that the topography is important and stated that they would like to have it included in the submission.

Noting that revisions need to be made and that the comments from the Engineer were received late and many may not have had sufficient time to review them discussed postponing making a decision.

MOVED BY ZENDER AND SUPPORTED BY DODGE TO POSTPONE FURTHER DISCUSSION ON HOWLAND SITE CONDOMINIUM UNTIL THE JULY 11, 2018 MEETING. MOTION CARRIED.

OLD BUSINESS: 1. UPDATE OF SHAVERS EBA APPLICATION AND SITE PLAN

Engineer Mabery explained the changes that were approved by the Engineering Board of Appeals for the Shavers site plan and noted that he was recommending approval. Discussion was held on the lighting. Mr. Shavers noted that all the lighting would conform to the ordinance and that the wall packs that were shown on the plans would be the ones he would install.

MOVED BY DODGE AND SUPPORTED BY STREETER TO APPROVED THE SITE PLAN FOR 4151/4081 VAN DYKE AS PRESENTED NOTING THAT THE LAST REVISION DATE ON THE PLANS IS 6/5/18 AND STAMPED RECEIVED BY THE TOWNSHIP ON 6/12/18. APPROVAL IS ALSO BASED ON THE RECOMMENDATION BY ENGINEER MABERY. MOTION CARRIED 4-1.

Engineer Mabery noted that a pre-construction meeting would held on Friday, June 15, 2018 at 8 a.m. at the township to go over the type and order of inspections that were required and to receive all applicable fees.

Chairman Francis called for a break at 8:32 p.m. Meeting was called back into order at 8:42 p.m.

2. MASTER PLAN UPDATE/REVISIONS

Planner Habben reviewed the suggested changes and noted that the joint meeting with the Village Planning Commission could be held in July. Dates were suggested. The Planner will contact the Village to see what dates they had available. Mr. Howard Redd noted that the suggested classification of C-1 for his property 4169 Van Dyke was alright with him so long as his business could continue to be operated as it has for nearly 30 years.

3. STE/LIGHTING IN GENERAL

Discussion was held on amending the current lighting ordinance so that LED lighting could be more accurately addressed. The Planner offered to look at what other communities had adopted and share this information with the Planning Commissioners.

Question was asked as why STE did not come before the Planning Commission for approval on the paint spray booth. Engineer Mabery noted that the paint booth was on the approved site plans. Zoning Administrator Lloyd noted that the plans had been reviewed and found to be in compliance with the approved site plan and that the mean height of the building will not exceed 30 feet in height according to the submission received. Commissioners asked to have that information forward to them so that they could review it. Chairman Francis noted that he wasn't as concerned with the raising of the roof as he was the paint booth. Zoning Administrator Lloyd was also directed that a letter be sent to TDC/STE as to their open site plan and remind them that they had until August 1, 2018 in which everything was to be completed.

OLD BUSINESS

4. SOLAR ORDINANCE

Planner Habben noted that unless there were any further changes to the draft document the Planning Commission could set a public hearing date. A concern was raised regarding the running of power lines. Planner Habben noted that she would contact Township Supervisor Bowman about having the Township's attorney review the document prior to holding a public hearing.

REPORTS:

Planner – N/A

Engineer – Written report submitted.

Zoning Board of Appeals – N/A

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

Planning Commission – Process Guidelines – N/A

General Comments: Commissioner Streeter noted that the Township Supervisor and Fire Chief were working on a new Burn Ordinance. This would be a regulatory ordinance.

July 11, 2018 Agenda will include: Updates from STE, Master Plan, Solar Farm Ordinance and proposed amendments to Zoning Ordinance.

MOVED BY DODGE AND SUPPORTED BY ZENDER TO ADJOURN THE MEETING AT 9:40 P.M. MOTION CARRIED.

Respectfully submitted by:

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary