

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

AUGUST 8, 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: Andrea Bara, Brad Bletch, Rick Dodge, Steve Francis, Mark Lauwers, 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: N/A

ALSO PRESENT: 4 guests

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

CORRESPONDENCE: Presented

PUBLIC COMMENTS: Mr. Mike Cicchini of 7120 Old Farm Trail questioned the landscaping, especially the maple trees that were planted in the rear of the TDC/STE property. Engineer Mabery went over the plans with Mr. Cicchini noting that landscaping was in compliance. Mr. Cicchini expressed his concern over the fact that the trees weren't tall enough for he could still see the STE site from his upper windows. Mr. Mabery noted that the trees will grow taller as they mature.

Mr. Richard Anderson noted that STE shouldn't have been allowed to install the paint booth and instead should have spent the money on completing the site. Chairman Francis noted that that the Township does not have the authority to tell an applicant how to spend their money.

LATE AGENDA ITEM: N/A

INTRODUCTION: N/A

PUBLIC HEARINGS: N/A

OLD BUSINESS:

1. TDC/STE UPDATE

Mr. John Miller, Attorney at Law, was again present representing his clients TDC/STE.

Engineer Mabery went over his review noting the areas that still needed to be completed. Asphalt surfaces have not been installed in the vehicle display area; light posts and fixtures are not installed though the fixtures have been purchased and underground work is currently being installed (no electrical permit has been issued); lights have been installed at the rear of building #1 and #2 and glare shields have been installed pursuant to code; lights on buildings #3 and #4 are not to be changed and the light on the rear of building #5 will be removed or made un-operational pursuant to owners; recommend that ATBD review location of KNOX boxes with ATFD; no stacking of merchandise was observed; an as-built survey needs to be submitted for final site approval.

Mr. Miller noted that his clients would like to amend the approved site plan and relocate the employee parking to the back along the fenced-in area. Mr. Miller also noted that his clients would like to have the paving requirement waved and have crushed limestone/gravel or other approved material replace the asphalt in the employee parking area only.

Question on the number of required parking spaces was discussed. It was noted that 33 spaces have been provided on the site plan and according to the square footage of the 5 buildings, only 31 are required.

Mr. Miller, on behalf of his clients, asked that the Planning Commission consider a 12 month extension in order for his clients to put in the curbs and paving of the customer paving area(s).

Commissioners expressed their displeasure on the fact that after 3 years the site was not completed. Chairman Francis asked that the Planning Commission consider working on what needs to be done and how to obtain compliance seeing as the applicant has noted that they would like to amend the site plan. Commissioners asked if additional trees could be planted along the rear of the property, that a time table be put together along with a written request for extension from the applicants, and that an updated site plan be submitted for review especially noting any changes that have been made and any proposed changes they wished to make.

Mr. Miller noted that an updated site plan, written request for extension, and a time table were feasible.

MOVED BY ZENDER AND SUPPORTED BY BARA TO EXTEND THE TIME LINE FOR TDC/STE'S SITE PLAN UNTIL SEPTEMBER 12, 2018 NOTING THAT AN UPDATED SITE PLAN, WRITTEN REQUEST FOR AN EXTENSION, AND A TIME TABLE SCHEDULE AS TO WHEN EVERYTHING WILL BE COMPLETED BE SUBMITTED. MOTION CARRIED.

Chairman Francis called for a break at 8:03 p.m. Chairman Francis called the meeting back to order at 8:11 p.m.

2. MASTER PLAN UPDATE/REVISIONS

Planner Caitlyn Habben and the Planning Commissioners reviewed the Future Land Use map. Suggested amendments were made.

Planner Habben asked that Commissioners contact her as to their availability regarding the public hearing with the Village of Almont.

3. SOLAR ORDINANCE

Planner Habben noted that she had received the response from the Township Attorney and that the suggested changes have been made.

4. SUGGESTED TEXT AMENDMENTS

Planner Habben provided suggested language for rear lot line definition. As soon as all revisions have been reviewed and approved a public hearing will be scheduled.

NEW BUSINESS: Article 2, section 2.29 Medical Marihuana- proposed amendments

Planner Habben noted that she had received the email from the Township's Attorney and amendments to the Township's Medical Marihuana ordinance will be made based on the decision in *Deruiter v Township of Byron*. Consensus of Commissioners agreed.

REPORTS:

Planner – N/A

Engineer – Written report submitted.

Zoning Board of Appeals – N/A

Zoning & Building Report – N/A

Planning Commission – Process Guidelines – N/A

General Comments: N/A

September 12, 2018 Agenda will include: Update from STE, and proposed text amendments to Zoning Ordinance.

MOVED BY ZENDER AND SUPPORTED BY STREETER TO ADJOURN THE MEETING AT 9:10 P.M. MOTION CARRIED.

Respectfully submitted by:

Ida L. Lloyd.

Ida L. Lloyd, Recording Secretary

