

# Almont Township

---

819 N. MAIN STREET  
ALMONT, MICHIGAN 48003  
PHONE 810-798-8521/FAX 810-798-7097  
[www.almonttownship.org](http://www.almonttownship.org)

## ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

October 10, 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 Fire Hall, 7487 Tubspring Road, Almont, Michigan 48003. Roll call was taken.

**MEMBERS PRESENT:** Andrea Bara, Brad Bletch, Rick Dodge, Steve Francis, Ron Schapman, and Bryan Zender. Caitlyn Habben of ROWE Professional Services and Cory Mabery PE of Davis Land Surveying & Engineering were also present.

**MEMBERS ABSENT:** Kim Streeter

**ALSO PRESENT:** 6 guests

**MINUTES: MOVED BY DODGE AND SUPPORTED BY ZENDER, TO RECEIVE THE MINUTES FROM SEPTEMBER 12, 2018 AS PRESENTED. MOTION CARRIED.**

**CORRESPONDENCE:** A free seminar “Nightmare on your Street: Ordinance Enforcement Horror Stories” will be presented on October 30, 2018 by ROWE Professional Services.

**PUBLIC COMMENTS:** None offered

**LATE AGENDA ITEM:** N/A

**INTRODUCTION:** Ron Schapman who was appointed to fill-in the remaining term of Mark Lauwers (12/31/2018).

**PUBLIC HEARINGS:** N/A

### **NEW BUSINESS:**

1. Sign Application 18-005 – 4296 Van Dyke (New Digital Wall Sign)

The owners from Detroit Import Depot were in attendance explaining that they would like to install a 9 foot x 5 foot (45 sq. foot) digital sign on the front of their building. There is presently a digital monument sign on site which was there when they purchased the property.

Sign Application 18-005 – 4296 Van Dyke (New Digital Wall Sign) – Continued:

Discussion was held on what the sign ordinance allowed. Planning Consultant Habben noted that there were no provisions in the ordinance which would prohibit a second digital/LED sign, but noted that the wall sign shall not exceed 60 square feet nor could the digital sign occupy more than 80 % of the maximum permitted sign area, thus the sign would not be allowed to exceed 46 square feet.

**MOVED BY ZENDER AND SUPPORTED BY DODGE TO APPROVE SIGN APPLICATION 18-005 AS PRESENTED BY DETROIT IMPORT DEPOT LOCATED AT 4296 VAN DYKE NOTING THAT THE SIGN SHALL BE INSTALLED WITH AN AUTOMATIC DIMMER FOR NIGHT TIME. MOTION CARRIED.**

**OLD BUSINESS:**

1. Vineyard Church – Amended Site Plan (Parking Lot)

Engineering Consultant Cory Mabery, PE noted that the parking lot area had been extended beyond what had been originally approved. Mr. Mabery noted that a signed affidavit had also been received from both the Almont Vineyard Church and Bill Welch of Trims Unlimited stating that they agreed on paving the extra area to eliminate the small grassy area.

Mr. Bill Forrest was present to also explain the changes and asked if his part of the bond money could be released. It was explained that it is up to the Township Engineer to recommend release of any of the bond money.

**MOVED BY DODGE AND SUPPORTED BY ZENDER TO APPROVED THE EXPANDED 30 X 113 FOOT PARKING AREA FOR ALMONT VINEYARD CHURCH LOCATED AT 3835 VAN DYKE AS PRESENTED BASED ON THE TOWNSHIP ENGINEERING REPORT AND RECEIPT OF THE AGREEMENT BY ALMONT VINEYARD CHURCH AND TRIMS UNLIMITED TO THE EXPANSION. MOTION CARRIED.**

2. TDC/STE UPDATE

Mr. John Miller representing his clients, Southern Truck Equipment noted that STE had decided to apply for a variance from the requirement of curbs and gutters and having to pave the employee parking area. Mr. Miller asked the Planning Commission that due to this development that the time frame be extended until the November Planning Commission meeting. Mr. Miller also noted that progress has been made on the site – the pedestal lights are being installed, and the vehicle in question from September's meeting had been removed.

**MOVED BY ZENDER AND SUPPORTED BY DODGE TO EXTEND STE'S SITE PLAN UNTIL NOVEMBER 14, 2018 THEREBY ALLOWING THE APPLICANT TIME TO APPLY FOR THEIR VARIANCES. MOTION CARRIED.**

**OLD BUSINESS CONTINUED:**

**3. Paul's Truck Center – Update & Site Plan Extension Request**

A written request was received from Mr. Paul Sheffer asking for more time in which to complete his site plan. Mr Sheffer noted that he planned on completing the fence and sign before the end of the 2018. Discussion followed on the 11 items that still needed to be completed from the Engineer's report of 10/9/18.

**MOVED BY BARA, AND SUPPORTED BY BLETCH, TO GRANT EXTENSION OF THE SITE PLAN FOR PAUL'S TRUCK CENTER LOCATED AT 4248 VAN DYKE UNTIL AUGUST 14, 2019 PURSUANT TO MR. SHEFFER'S LETTER RECEIVED OCTOBER 10, 2018 PROVIDING THAT THE APPLICANT COMPLETES INSTALLING THE FENCE, INCLUDING THE INSTALLATION OF THE SLATS ALONG THE EAST SIDE OF THE FENCE, AND THE INSTALLING OF THE MONUMENT SIGN BEFORE THE END OF 2018. MOTION CARRIED**

**4. MISCELLANEOUS TEXT AMENDMENTS**

Planning Consultant Habben and the Planning Commissioners reviewed the suggested amendments and made some additional changes. **MOVED BY ZENDER AND SUPPORTED BY DODGE TO HOLD A PUBLIC HEARING AT THE NEXT REGULAR SCHEDULE MEETING OF NOVEMBER 14, 2018 TO HEAR PUBLIC COMMENTS REGARDING THE PROPOSED TEXT AMENDMENTS. MOTION CARRIED.**

**5. The Use of Shipping/Cargo Container as Accessory Buildings.**

Discussion was held on the use of shipping and cargo containers as accessory structures. Suggestions were made on having such structures placed on permanent foundations and the sides covered with siding, brick, or being painted. It was also discussed that if said containers were not placed on a permanent foundation they would be considered temporary structures and held to those standards. It was also suggested that such structures be allowed only in the rear yard and not the side. It was agreed that more thought and discussion needed to be held before any decisions should be made.

**REPORTS:**

**Planner** – Annual report will be submitted in December for January 2019 review. A possible workshop was discussed. It would hopefully include 3 other communities which would help cover the cost.

Planning Consultant Habben was asked to come up with an agenda and the cost of holding a workshop for such an expenditure would need to be approved by the Township/Village Boards.

**Engineer** – Written report submitted.

**Zoning Board of Appeals** – Application received by STE

**Zoning & Building Report** – Verbal report submitted

Planning Commission  
Page Four  
October 10, 2018

**REPORTS CONTINUED:**

**Planning Commission – Process Guidelines – N/A**

**General Comments: N/A**

**November 14, 2018 Agenda:** 2-3 public hearings, STE, and Cargo containers.

**MOVED BY DODGE AND SUPPORTED BY ZENDER TO ADJOURN THE MEETING AT 9:07 P.M.  
MOTION CARRIED.**

Respectfully submitted by:

*Ida L. Lloyd*

Ida L. Lloyd, Recording Secretary