

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

JANUARY 9, 2019

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, 819 N. Main Street, Almont, Michigan 48003. Pledge was recited and roll call was taken.

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

MEMBERS ABSENT: 0

ALSO PRESENT: Approx. 18 guests

ELECTIONS: MOVED BY ZENDER AND SUPPORTED BY STREETER TO UNANIMOUSLY ELECT STEVE FRANCIS TO THE POSITION OF CHAIR FOR 2019. MOTION CARRIED UNANIMOUSLY.

MOVED BY BARA AND SUPPORTED BY STREETER TO UNANIMOUSLY ELECT BRIAN ZENDER TO THE POSITION OF VICE-CHAIR FOR 2019. MOTION CARRIED UNANIMOUSLY.

MOVED BY ZENDER AND SUPPORTED BY STREETER TO UNANIMOUSLY ELECT RICK DODGE TO THE POSITION OF SECRETARY FOR 2019. MOTION CARRIED UNANIMOUSLY.

MOVED BY SCHAPMAN AND SUPPORTED BY BARA TO APPOINT RICK DODGE TO THE LIAISON POSITION ON THE ZONING BOARD OF APPEALS FOR 2019. MOTION CARRIED UNANIMOUSLY.

MINUTES: MOVED BY STREETER AND SUPPORTED BY ZENDER, TO RECEIVE THE MINUTES FROM DECEMBER 19, 2018 AS AMENDED. MOTION CARRIED.

CORRESPONDENCE: None presented

PUBLIC COMMENTS: N/A

LATE AGENDA ITEMS: N/A

INTRODUCTION: Leanne Panduren, PE, Principal/President and Chief Executive Officer of ROWE Professional Services Company was introduced to the Commission. Ms. Panduren was filling in for Planner Habben for the January 2019 meeting.

PUBLIC HEARINGS: #1. Re-zoning Application 18-02 – Rodeo Homes (re-zoning parcels 44-001-034-010-00 & part of 001-034-011-00 from Ag/Res to R-1A, Single-Family Residential) continued from 12/19/18

Chairman Francis noted for the record that the public hearing for Re-zoning Application 18-02 was continued at 7:08 p.m.

Mr. Pansera was present noting he was presenting a revised site plan pursuant to the instructions given by the Planning Commission at the December 19, 2019 meeting.

Commissioner Schapman asked if the main access drive would be coming off of Van Dyke. Mr. Pansera noted that he would be using the existing Van Dyke driveway access. Discussion followed on property lines and zoning uses.

After asking for and hearing no further comments, Chairman Francis closed the public hearing at 7:18 p.m.

**MOVED BY ZENDER AND SUPPORTED BY DODGE TO RECOMMEND APPROVAL OF RE-ZONING APPLICATION 18-02, AND RE-ZONE PARCEL 44-001-001-034-011-00 AND PART OF PARCEL 44-001-034-010-00 AS PRESENTED ON SITE PLAN STAMPED RECEIVED DECEMBER 28, 2018 FROM AGRICULTURAL-RESIDENTIAL TO R-1A SINGLE – FAMILY RESIDENTIAL NOTING THAT THE REMAINING PORTION OF PARCEL 44-001-034-010-00 WILL REMAIN AGRICULTURAL-RESIDENTIAL EXCEPT FOR THE 240 FEET X 584.7 FEET PORTION THAT IS CURRENTLY ZONED C-3 GENERAL COMMERCIAL. APPROVAL IS ALSO BASED ON COMPLIANCE WITH ALMONT TOWNSHIP’S MASTER PLAN.
ROLL CALL: ZENDER – YES, DODGE – YES, BLETCH – YES, BARA – YES, SCHAPMAN – YES, STREETER – YES, FRANCIS – YES. MOTION CARRIED.**

#2. Temporary Structure – James Ligon, JR./Superior Contracting (G. Tencza)

Chairman Francis opened the public hearing at 7:23 p.m. Mr. James Ligon, Jr. was present to explain that he would like to build a temporary structure, also known as a “hoop structure” at his Industrial zoned property located at 3776 Van Dyke. Mr. Ligon noted that the structure would be 65 feet x 100 feet and store shipping containers that would be kept there until such time as the containers would need to be returned. The roof would be made of fabric which has a life expectancy of up to 25 years, the walls would be precast block and laid down with no concrete.

It was noted that the location of the hoop structure was behind the front buildings and would not be seen from the main road and would not use up any of the required parking spaces. Discussion followed on how long the structure could be placed on site and the special land use restrictions that could be placed on said type of structure. When asked, no comments from the public were offered. Chairman Francis closed the public hearing for SLU 18-02 at 7:29 p.m.

PUBLIC HEARINGS: #2. Temporary Structure – Continued:

MOVED BY STREETER AND SUPPORTED BY DODGE TO APPROVE SPECIAL LAND USE APPLICATION 18-02 FOR A TEMPORARY STRUCTURE NOT TO EXCEED 65 FEET X 100 FEET NOTING THAT DUE TO THE PROPOSED LOCATION THERE WILL BE NO DRAINAGE CONCERNS, AND WILL NOT TAKE UP ANY OF THE REQUIRED PARKING SPACES. THE APPROVAL IS FOR ONE YEAR AND SHALL BE REVIEWED ON AN ANNUAL BASIS IF THE APPLICANT PLANS ON KEEPING THE STRUCTURE AFTER JANUARY 9, 2020. ROLL CALL: STREETER – YES, DODGE – YES, BARA – YES, SCHAPMAN – YES, BLETCH – ZENDER – YES, FRANCIS – YES. MOTION CARRIED.

#3. Re-Zoning Application 19-01 – G. Tencza (44-001-004-011-10 from Ag/Res to C-3 Commercial

Chairman Francis opened the public hearing for Re-zoning Application 19-01 at 7:37 p.m.

Mr. Hank Van Agen whose property is located in Imlay Township and is within 300 feet of the property in question stated through his email and verbal statement before the Planning Commission that he was opposed to the re-zoning of the property known as 44-001-004-011-10 to commercial.

Penny Orr expressed her concerns over the corner lot in question, noting that particular section of Van Dyke could be very dangerous due to the amount of traffic and the curve. Mr. Tencza noted that he was proposing to cut two access drives off of Webster Road and not Van Dyke.

Uses allowed under C-3 zoning were discussed. Mr. Tencza noted that he hoped to build an office and storage building where he could conduct his construction business. It was noted that the proposed C-3 zoning would be the proper zoning and if he were to have outdoor storage, it would require special land use approval.

Mr. David Knust asked if Mr. Tencza knew of any drainage easements on the property. Mr. Tencza stated that he was not aware of any drain easements.

Chairman Francis closed the public hearing for re-zoning application 19-01 at 8:05 p.m.

MOVED BY ZENDER AND SUPPORTED BY BLETCH TO RECOMMEND TO THE TOWNSHIP BOARD APPROVAL OF RE-ZONING APPLICATION 19-01 AS PRESENTED BY GEORGE TENCZA FOR PARCEL 44-001-004-011-10 FROM AG/RESIDENTIAL TO C-3 GENERAL COMMERCIAL AS SAID RE-ZONING IS IN COMPLIANCE WITH THE CONCEPT PLAN OF THE ALMONT TOWNSHIP'S MASTER PLAN. ROLL CALL: ZENDER – YES, BLETCH – YES, STREETER – YES, SCHAPMAN – ABSTAINED (FATHER-IN-LAW OWNS PROPERTY), BARA – YES, DODGE – NO, FRANCIS - YES. MOTION CARRIED 5-2.

PUBLIC HEARINGS CONTINUED:

#4. Special Land Use 19-02 – Wm. Saintonge – Admin. Office w/enclosed storage facility

Chairman Francis noted for the record that the public hearing for SLU 19-02 was opened at 8:15 p.m.

Mr. Mike Noles of Diffin-Umlor & Associates was present to explain that his client William Saintonge of 1st Choice Maintenance & Building, and who also owns property off Danielle Drive, would like to develop his property by building an office building and erecting a temporary hoop style structure in which to store his tools, landscaping materials, etc. that are used for the business.

Mr. Noles stated that he had received the engineer's review and most of the items Mr. Mabery noted where "housekeeping" items that could be easily addressed on revised plans. Mr. Noles asked for assistance on the drainage as the property in question is very flat and all other properties seem to drain towards the site. Mr. Noles asked if a retention pond could be constructed versus a detention pond. Mr. Mabery noted that a retention pond could be excavated providing it met all the engineering requirements.

It was noted that lighting needed to be addressed pursuant to section 7.5 of the zoning ordinance and placed on the site plan for review and approval.

The Planner's report was reviewed. Many of the items that the Planner had were on the Engineer's report. The façade of the building was discussed. Revisions will need to be made to the plans showing the materials that the application plans on using on the façade of the main building and that of the proposed temporary structure.

As there was no public comments offered, Chairman Francis closed the public hearing at 9:00 p.m.

MOVED BY STREETER AND SUPPORTED BY DODGE TO TABLE SLU APPLICATION 19-02 UNTIL THE APPLICANT AND THE PLANNING COMMISSION RECEIVES NOTICE FROM THE PLANNER AND THE ENGINEER THAT THE APPLICANT IS READY TO BE PLACED BACK ON THE AGENDA. MOTION CARRIED.

NEW BUSINESS: #1. Open Meeting Resolution

MOVED BY STREETER AND SUPPORTED BY ZENDER THAT PURSUANT TO PUBLIC ACT 267 OF 1976, BE IT RESOLVED THAT THE MEETING OF THE ALMONT TOWNSHIP PLANNING COMMISSION SHALL BE HELD ON THE 2ND WEDNESDAY OF THE MONTH AT 7:00 P.M. AT 819 N. MAIN STREET. ROLL CALL VOTE: STREETER – YES, ZENDER – YES, BLETCH – YES, DODGE – YES, SCHAPMAN – YES, BARA – YES, FRANCIS – YES. RESOLUTION APPROVED.

Chairman Francis noting that the next item involved his business stepped away from the table at 9:06 p.m. and relinquished the chairing of the next item on the agenda over to Vice-chair Zender.

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NEW BUSINESS CONTINUED:

#2. Site Plan Renewal/Extension for Country Smoke House

Steve Francis updated the Commissioners on his site. Due to various reasons he was not able to begin construction and therefore was requesting a one year extension.

MOVED BY DODGE AND SUPPORTED BY BLETCH TO EXTEND THE SITE PLAN FOR THE COUNTRY SMOKE HOUSE FOR PHASES 2 & 3 UNTIL JANUARY 10, 2020. MOTION CARRIED.

Chairman Francis returned to chairing the meeting at 9:14 p.m.

OLD BUSINESS: #1 Storage Containers

Due to the lateness of the hour, consensus of commissioners agreed to table Old Business until the February 13, 2019 meeting.

REPORTS:

Planner –Annual Report **MOVED BY ZENDER AND SUPPORTED BY DODGE TO RECOMMEND APPROVING THE 2018 ANNUAL REPORT TO THE TOWNSHIP BOARD. MOTION CARRIED.**

Engineer – Written report submitted.

Zoning Board of Appeals – N/A

Zoning & Building Report – Zoning Administrator gave a verbal report.

Planning Commission General Comments – No comments

February 13, 2019 Agenda: Storage Containers and review Section 2.14 Measuring Setback Requirements

MOVED BY DODGE AND SUPPORTED BY ZENDER TO ADJOURN AT 9:27 PM. MOTION CARRIED.

Respectfully submitted by,

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary

