

# Almont Township

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## ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

February 13, 2019

The regular meeting of the Almont Township Planning Commission was called to order at 7:04 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, Steve Francis, and Kim Streeter. Caitlyn Habben of ROWE Professional Services was also present.

**MEMBERS ABSENT:** Rick Dodge, Ron Schapman, and Bryan Zender.

**ALSO PRESENT:** 2 guests

**MINUTES: MOVED BY BARA AND SUPPORTED BY BLETCH TO RECEIVE THE MINUTES FROM JANUARY 9, 2019 AS PRESENTED. MOTION CARRIED.**

**CORRESPONDENCE:** Presented

**PUBLIC COMMENTS:** None

**LATE AGENDA ITEMS:** None

**INTRODUCTION:** None

**PUBLIC HEARING:** None

**NEW BUSINESS:** 1. 3803 VAN DYKE – OAKWOOD CABINETS – MONUMENT SIGN ALTERATION

Mr Nick Trifon of Signs by Crannie was present along with Joe Adamczak owner of Oakwood Cabinets to explain that the current monument sign will be modified into a LED sign. The height of the sign will also be raised up approx. one foot.

Discussion followed on the provisions in Section 2.17 – Signs, especially subsection 2.17.D.2 – Digital or LED Signs.

**NEW BUSINESS CONTINUED:**

1. Oakwood Cabinets – monument sign alteration continued:

**MOVED BY STREETER AND SUPPORTED BY BLETCH TO APPROVE SIGN APPLICATION 19-01 AS PRESENTED BY OAKWOOD CABINETS TO CONVERT THEIR PRESENT SIGN INTO A LED SIGN. SIGN AREA DIMENSIONS ARE TO BE 7.5 X 10 FEET. TOTAL HEIGHT OF SIGN IS NOT TO EXCEED 9.11 FEET. INTENSITY LEVELS (NITS) SHALL NOT EXCEED THOSE AS SET DOWN IN SECTION 2.17.D.2(d) OF THE ZONING ORDINANCE. MOTION CARRIED.**

2. 3755 VAN DYKE – BEST BUY CAR COMPANY – DISPLAY AND SALES OF USED VEHICLES

Discussion was held on an application that the Township received from Best Buy Company who wants to display and sell cars at 3755 Van Dyke. It was noted that Best Buy is not the owner of the property.

The site has Special Land Use approval that allows the owner of the property to display and sell up to nine vehicles at any time. The Commissioners felt that the application from Best Buy Car Company would exceed the amount approved and therefore recommended that the owner of the property, if he so choose, could apply for a revised and amended special land use that would clearly and precisely outline any proposed changes to the special land use that was approved in 1993. The applicant (owner) would need to submit an application for site plan and special land use and a public hearing would need to be held. Consensus of the commission present recommended that the Zoning and Municipality be denied on the Best Buy license application as it does not meet the standards as adopted by the Township of Almont and that the owner of the property had not made application for an amended special land use.

3. 3620 VAN DYKE – NOVAK SUPPLY & EQUIP. – POSSIBLE SITE PLAN UPDATE

Discussion was held on modifications that were made to the site approximately one year ago. A letter was sent in February 2018 to the owner requesting that he fill out a site plan application and appear before the Planning Commission to discuss the changes made to the site. The Almont Township Building Official also sent a notice and placed a “STOP WORK” on the site due to the fact that the work performed is over 120 sq. feet in size.

It was suggested that the owner of 3620 Van Dyke be notified again with a request that the owner meet with the Planning Commission to discuss this matter and a determination perhaps could then be made as to whether or not a site plan update is required.

**OLD BUSINESS:** 1. Re-Review suggest text amendment for Section 2.14

Commissioner Streeter explained that the Township Board was not satisfied with the suggested amendment to Section 2.14 and requested that the Planning Commission re-review said section again, making the language clearer and easier to understand.

Planning Consultant Caitlyn Habben noted that she had a discussion with Supervisor Bowman and suggested some amendments. Planning Consultant Habben also noted that the Planning Commission does not determine the street address or the location of the driveway. The Commissioners concern is making sure that the setbacks are correct for the zoning district.

Consensus of Planning Commissioners present agreed that the problem lay with determining front requirements on corner lots which have two fronts. After lengthy discussion, it was suggested that corner lots will have two fronts and two rear setbacks. Planner Habben will type up the new version of Section 2.14 and forward it to the Planning Commissioners and Township Board members to make sure that everyone is in agreement. Once the language has been approved notice of the amendment to Section 2.14 will be published and a new public hearing will be held.

2.Storage Containers

Planner Habben went over the suggested text for Section 2.32 that covers shipping containers, truck trailers, or similar pre-fabricated primarily metal structures.

Such structures will need to meet all the requirements associated with accessory buildings (Section 2.3 and Table 8.7). All such structures shall be placed on a permanent foundation, can be placed on sites six acres and larger and shall be located so that it cannot be seen directly from the right-of-way. Landscaping buffers, berms, fencing or other screening must be used to shield the view of the structure from the ROW. All structures are to be maintained and painted in earth tone colors so as to blend into the landscape. No lettering or signs (advertisements) shall be allowed on any sides of the structure.

It was suggested that the proposed language be presented to the Planning Commissioners and the Township Board members for review. Once the language has been agreed upon, a public hearing will be held.

**REPORTS:**

Planner: None

Engineer: Written report submitted.

Zoning Board of Appeals – No activity

Zoning & Building – Copies of Section 108 and 3109 – Temporary Structures from the 2015 Michigan Building Code were given to the Commissioners. The Commissioners were asked to keep the two sections in mind when approving temporary structures. Planner Habben will follow up with other communities as to how they handle temporary structures.

Planning Commission General Comments – Commissioner Bara noted that she was planning on attending the March 13<sup>th</sup> Planning & Zoning Essentials Workshop/Site Plan Review Workshop being held in Frankenmuth. Everyone was encouraged to attend one of the workshops that Michigan Association of Planning was offering.

**MOVED BY BLETCH AND SUPPORTED BY BARA TO ADJOURN AT 8:35 P.M. MOTION CARRIED.**

Respectfully submitted by:

*Ida L. Lloyd*

Ida L. Lloyd, Recording Secretary