

ALMONT TOWNSHIP PLANNING COMMISSION
REGULAR MEETING

July 10, 2019

The regular meeting of the Almont Township Planning Commission called to order at 7:00 P.M. by Chairman Francis, at the Almont Township/Village Hall, 819 N. Main Street, Almont, Michigan 48003. Recited was the Pledge of Allegiance. Roll call taken.

MEMBERS PRESENT: Andrea Bara, Brad Bletch, Rick Dodge, Steve Francis, Kim Streeter, and Bryan Zender. Caitlyn Habben of ROWE Professional Services Company was also present.

MEMBERS ABSENT: Ron Schapman

PRESENT: 2 guests

MINUTES: MOVED BY DODGE AND SUPPORTED BY BARA TO RECEIVE THE MINUTES FROM MAY 8, 2019, AS PRESENTED. MOTION CARRIED.

CORRESPONDENCE: Presented

PUBLIC COMMENTS: NA

LATE AGENDA ITEMS: None

INTRODUCTION: None

PUBLIC HEARING: None Scheduled

NEW BUSINESS: None

OLD BUSINESS: 1. Review Article 2, section 2.14 – Measuring Setback Requirements – especially as it effects ag/residential zoned properties.

Chairman Francis noted that the Planning Commission was requested to re-review the amendment to section 2.14 especially at it relates to agricultural/residential zoned properties.

Planner Habben explained the recent amendment to section 2.14, which concerns setback measurements, especially to corner lots. The recent text amendment for a corner lot now has two front yards and two rear yards. There is no side yards allowed. Due to this text amendment, it reduced the size of the building envelope.

Mr. Garner, owner of a corner lot, noted that due to the text amendment he could not build a new accessory building in the area he wanted to. Commissioners suggested that Mr. Garner seek a variance. As no hardship exists, a variance would not be justifiable.

OLD BUSINESS: 1. Review Article 2, section 2.14 – Measuring Setback Requirements – especially as it effects ag/residential zoned properties - Continued

Planner Habben noted that as the current text amendment was designed for more intense zonings that perhaps a separate text amendment be developed that would cover Ag/Residential zoned properties. Planner Habben showed the setbacks for an intersection that showed four corner lots.

Discussion followed on setbacks, frontages, and driveway locations. Suggested were setbacks of 200 feet to 20 feet. Consensus agreed that 20 feet from the road right-of-way would be better than 200 feet especially if the lot was only 165 feet wide.

MOVED BY ZENDER AND SUPPORTED BY DODGE TO INITIATE AN AMENDMENT TO THE REAR LOT LINE DETERMINATION SECTION 2.14 AND HOLD A PUBLIC HEARING AT THE AUGUST 14, 2019 PLANNING COMMISSION MEETING. MOTION CARRIED.

2. Storage Containers

Planner Habben provided a detailed outline on shipping containers, truck trailers, or similar pre-fabricated structures for each zoning district. Discussion followed on the pros and cons of allowing shipping/storage containers in Almont Township. A consensus between the six members attending the meeting was that three Commissioners did not want to allow any shipping/storage containers within the Township, while the other three Commissioners wanted to allow for shipping/storage containers in Almont Township.

Consensus of Commissioners agreed to postpone any further discussion until the August 14, 2019 meeting.

Reports:

Planner: Presented was a Site Plan Submittal Deadline Table. Planner Habben noted that a few other revisions to Site Plan submittal need to be confirmed before it will be brought to the Planning Commission for recommendation of approval.

Engineer: NA

ZBA: NA

Zoning & Building: Verbal update on Superior Contracting Group & 1st Choice was given.

General Comments: NA

MOVED BY ZENDER AND SUPPORTED BY DODGE TO ADJOURN AT 8:50 P.M. MOTION CARRIED.

Respectfully,

Ida L. Lloyd

Ida L. Lloyd,
Recording Secretary

