

ALMONT TOWNSHIP PLANNING COMMISSION
REGULAR MEETING

August 14, 2019

The regular meeting of the Almont Township Planning Commission called to order at 7:06 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, Steve Francis, and Kim Streeter. Caitlyn Habben of ROWE Professional Services Company and Cory Mabery, PE of Davis Land Surveying & Engineering, PC were also present.

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

PRESENT: 1 guests

MINUTES: MOVED BY BARA AND SUPPORTED BY BLETCH TO RECEIVE THE MINUTES FROM JULY 10, 2019, AS PRESENTED. MOTION CARRIED.

CORRESPONDENCE: Presented

PUBLIC COMMENTS: NA

LATE AGENDA ITEMS: Add Storage Containers under Old Business

INTRODUCTION: None

PUBLIC HEARING: #1. Proposed Text Amendment to Art. 2, section 2.14 & Art. 14, section 14.1

Chairman Francis noted for the records that the hearing on the proposed text amendment be opened to the public at 7:10 p.m.

Planning Consultant Habben explained that the amendment was initiated to clarify residential lot line determinations on corner lots. Upon discussion by Commissioners, it was determined that the original amendment excluded nearly one-third of a homeowner's property from being developed. It was determined that it was not the intent of the Commissioner's to deny any residential property owner from developing certain areas of one's property. Discussion followed on how to correct the language to allow a property owner or applicant from choosing which side of a corner lot is the front thereby allowing for two sides yards, a rear and a front yard. Also discussed was where the setback starts measuring. Planner Habben brought to the attention of the Planning Commission the definition of SETBACK from Zoning Ordinance NO. 39, as amended: *"Distance from the centerline where noted or right of way lines shown on the adopted Inter-County Highway Commission or Master Plan of streets to the building line or from the side or rear lot lines for the purposes of defining limits within which no building or structure, or any part thereof, shall be erected or permanently maintained."*

PUBLIC HEARING: #1. Proposed Text Amendment to Art. 2, section 2.14 & Art. 14, section 14.1 Continued:

Public hearing closed at 7:30 p.m. by Chairman Francis.

MOVED BY BARA AND SUPPORTED BY BLETCH TO RECOMMEND TO THE TOWNSHIP BOARD THAT THE PROPOSED TEXT AMENDMENT TO SECTION 2.14 AND 14.1 BE APPROVED AS PRESENTED MINUS THE LAST SENTENCE AND REPLACE WITH: “FRONT LOT LINE/FRONT YARD SHALL BE DETERMINED BY APPLICANT UPON APPLICATION.”. MOTION CARRIED.

NEW BUSINESS: None

OLD BUSINESS: 1. Pine Crest – Phases 2 & 3 – Final approval

Engineer Mabery noted that final approval of the construction plans for phases II & III for Pine Crest has been approved by Davis Land Surveying & Engineering and approved by Lapeer County Road Commission pending certain items that need to be forward to the LCRC.

MOVED BY BARA AND SUPPORTED BY BLETCH TO APPROVE PINE CREST DEVELOPMENT PHASES II AND III, SITE PLAN DATED 06-04-19, WITH SUBMITTAL OF THREE FULL SETS OF PLANS TO ALMONT TOWNSHIP. MOTION CARRIED.

2. Storage Containers

Planner Habben informed the Planning Commissioners that she did not have the information she had hoped for so was not prepared to bring anything new on storage containers at this time.

Consensus of Commissioners agreed that due to not having a full board decided to postpone any further discussion until the planner had new information and a full board could assemble.

Reports:

Planner: ROWE Professionals will be conducting a new Educational Series in the fall.

Engineer: Written report submitted. STE's site is complete, but needs to submit an "as build" plan.

ZBA: NA

Zoning & Building: Verbal update on proposed changes of ownerships for Industrial zoned properties.

General Comments: DTE and Lumberjack Shack

MOVED BY STREETER AND SUPPORTED BY BARA TO ADJOURN AT 8:01 P.M. MOTION CARRIED.

Respectfully,

Ida L. Lloyd

Ida L. Lloyd,
Recording Secretary

