

# Almont Township

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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

March 11, 2020

The regular meeting of the Almont Township Planning Commission called to order at 7:02 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 and Noah Bussell of ROWE Professional Services Company were also present.

**MEMBERS ABSENT:** None

**PRESENT:** 4 guests

**MINUTES: MOVED BY STREETER AND SUPPORTED BY FRANCIS TO RECEIVE THE MINUTES FROM FEBRUARY 12, 2020 AS PRESENTED. MOTION CARRIED.**

**CORRESPONDENCE:** workshop by ROWE Professional Services Company

**PUBLIC COMMENTS:** NA

**LATE AGENDA ITEMS:** NA

**INTRODUCTION:** NA

**PUBLIC HEARING:** 1. PROPOSED TEXT AMENDMENT TO ARTICLE 2, SECTION 2.3(H)

Planner Habben noted that at the February 2020 meeting a text amendment was agreed upon that would prohibit an accessory building from being built prior to the construction of the principal residential structure.

Chairman Francis opened the public hearing at 7:10 p.m. Two people from the audience spoke in favor of the amendment. Chairman Francis noting that as there were no other comments offered closed the public hearing to public comments at 7:12 p.m.

**MOVED BY BARA AND SUPPORTED BY DODGE TO RECOMMEND TO THE TOWNSHIP BOARD THAT THE PRESENTED TEXT AMENDMENT TO ARTICLE 2, SECTION 2.3 (H) BE APPROVED. ROLL CALL VOTE: BARA – YES, DODGE – YES, STREETER – YES, BLETCH – YES, ZENDER – YES, FRANCIS – YES. MOTION CARRIED.**

**NEW BUSINESS:** 1. Shango's Fireworks – Temporary Structure Application Review (18-01)

Sarah Eyman was present representing Shango's Fireworks. No changes are being made to the original plan except that a "banner" sign will no longer be used.

Brief discussion was held on the placement, use, and time frame that the temporary tent and sale of fireworks will be held.

**MOVED BY DODGE AND SUPPORTED BY ZENDER TO APPROVE THE RENEWAL OF SPECIAL LAND USE APPLICATION 18-01 AND ALLOW SHANGO FIREWORKS TO DISPLAY AND SELL FIREWORKS BETWEEN 10 A.M. AND 9:30 P.M. ON THE DATES JUNE 14 THROUGH JULY 6, 2020 AT 3983 VAN DYKE. MR. SHANGO IS TO APPLY FOR AND SECURE A PERMIT FOR THE TEMPORARY SIGN, TEMPORARY TENT, AND FOR AN ELECTRICAL INSPECTION. A COPY OF THE LICENSE FROM THE STATE OF MICHIGAN IS TO BE SUBMITTED TO ALMONT TOWNSHIP PRIOR TO JUNE 14, 2020. MOTION CARRIED.**

2. 2019 ANNUAL REPORT

Former Planning Commission Secretary Dodge presented the 2019 Planning Commission Annual Report as required by Section 19 of the Michigan Planning Enabling Act. Discussion was held on the report and a few corrections were suggested.

**MOVED BY ZENDER AND APPROVED BY DODGE TO PRESENT THE AMENDED 2019 ANNUAL REPORT TO THE TOWNSHIP BOARD. MOTION CARRIED.**

**OLD BUSINESS:** 1. Approval of exterior covering for new LED Sign – Blake's Farm Market – 5590 Van Dyke

As the information as requested by the Planning Commission was not made available, no discussion was held.

2. Shipping Containers – proposed text amendment

Planner Habben presented her modifications to the proposed text amendment concerning shipping containers, truck trailers, or similar prefabricated primarily metal structures. A lengthy discussion was held on the pros and cons of the proposed amended text.

Commissioners Streeter and Bletch both stated that they were not in favor of the text amendments as proposed. Suggestions were offered by Commissioners on various ways to reconstruct the text language.

1. Double stack of containers would be allowed on agricultural use properties 10 acres and over.
2. Shipping containers, truck trailers, etc. are to be located so that they are not visible from the road and shall be located in the rear, preferably behind an existing building.
3. Lots/parcels 4.99 acres in size would be allowed one (1) 20-24 foot container.
4. The façade shall be painted to match the colors of existing buildings or of earth tones.
5. A permanent foundation shall be constructed that meets the MI Building Code.
6. Pitch or hoop roofs shall be allowed in agricultural use properties and optional in commercial/industrial zoned districts.
7. A minimum of a 4/12 pitch roof shall be constructed on residential use properties 4.99 acres or smaller.

2. Shipping Containers- proposed text amendment continued:

Further discussion was held. **MOVED BY STREETER AND SUPPORTED BY BLETCH TO DENY SHIPPING CONTAINERS AT THIS TIME TO BE UTILIZED AS STORAGE/ACCESSORY BUILDINGS IN ALL ZONING DISTRICTS. STREETER – YES, BLETCH – YES, BARA – NO, ZENDER – NO, DODGE - NO, FRANCIS – NO. MOTION FAILED 2-4.**

**MOVED BY ZENDER AND SUPPORTED BY BARA TO HAVE PLANNER HABBEN WORK ON RESTRUCTURING THE PROPOSED TEXT AMENDMENT REGARDING SHIPPING CONTAINERS AND HAVE IT AVAILABLE FOR THE APRIL MEETING. MOTION CARRIED 4-2.**

**REPORTS:**

Planner: CES Presentation: *Traffic Impact Studies – What, When and How?* plus *What to do When its is not in the Book*. Presentation will run from 7pm to 9 pm on Wednesday, April 29, 2020 at the Rowe Building in Flint.

Engineer: NA

Zoning Board of Appeals: NA

Zoning & Building: As builds from Southern Truck are being reviewed by Davis Land Surveying & Engineering, PC.

Planning Commission: Commissioner Bara gave a verbal report on the workshop she attended in Frankenmuth earlier in the day.

April 8th Agenda items: Country Smokehouse - site renewal/extension, Phantom Fireworks – SLU Renewal, Shipping Containers – proposed text amendment

**MOVED BY BARA AND SUPPORTED BY ZENDER TO ADJOURN MEETING AT 8:52 P.M. MOTION CARRIED.**

Respectfully submitted by,

*Ida L. Lloyd*

Ida L. Lloyd, Recording Secretary