

# Almont Township

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## ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

October 21, 2020

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, James Gostomski, Kim Streeter and Bryan Zender. Cory Christensen from ROWE Professional Services Company was also present.

**MEMBERS ABSENT:** 0

**PRESENT:** 0 guests

**MINUTES: MOVED BY BARA AND SUPPORTED BY ZENDER TO RECEIVE THE MINUTES FROM AUGUST 12, 2020 AS PRESENTED. MOTION CARRIED.**

**CORRESPONDENCE:** Received.

**PUBLIC COMMENTS:** NA

**LATE AGENDA ITEMS:** NA

**INTRODUCTION:** NA

**PUBLIC HEARING:** Proposed text amendments to Article 2, Section 2.3 – One and Two family Residential Uses and Article 8.4 – District Regulations (and Article 14 Definitions – Section 14.1)

Chairman Francis opened the public hearing at 7:05 p.m. Noting there were no one in the audience, Chairman Francis noted that he would keep the public hearing open in case someone came in while the Commissioners were discussing the proposed text amendments concerning shipping containers.

Discussion was held on the pros and cons of prohibiting shipping containers, over-the -road truck trailers, and similar vehicles and containers from all zoning districts. Some commissioners felt that shipping containers should be allowed within the Township, while others felt that they should be prohibited in all zoning districts.

Public Hearing Continued:

Mr. Christensen, from Rowe, noted that the Zoning Administrator had found text language from Richmond Township that the Township may want to consider. Commissioners reviewed the proposed text amendment to Article 2, section 2.33. There were no changes to the proposed language to subsection (a) though the Commissioners suggested that subsection (b) be amended to read:

b. "The ***Planning Commission*** may permit the use of trailers, shipping containers, and similar enclosed vehicles for temporary storage at new building construction sites for periods not to exceed six (6) months, and may grant not more than one (1) six (6) month extension. A valid building permit shall be in place during the entire time the temporary storage unit is in use. A cash performance guarantee, in an amount established by resolution of the Township Board, shall be deposited with ***Almont Township*** to guarantee removal of the temporary storage unit upon expiration of the building permit and/or as a condition for issuance of a Certificate of Occupancy. "

Article 8.4 District Regulations will note that shipping containers as defined by Article 14.1 will not be allowed in any zoning district. Article 14 will include the amended definition for Dwelling Unit, and add definitions for Shipping Container and Truck Trailer.

Chairman Francis asked for and hearing no further comments closed the public hearing at 7:35 p.m.

**MOVED BY STREETER AND SUPPORTED BY BARA, TO FORWARD THE PROPOSED TEXT AMENDMENTS TO ARTICLE 2, SECTION 2.33 – ONE- AND TWO-FAMILY RESIDENTIAL USES, ARTICLE 8, SECTION 8.4 – DISTRICT REGULATIONS, AND ARTICLE 14 – DEFINITIONS AS AMENDED TO THE TOWNSHIP BOARD FOR THEIR REVIEW AND APPROVAL. ROLL CALL VOTE: STREETER – YES, BARA – YES, GOSTOMSKI- NO, DODGE – NO, BLETSCH – YES, ZENDER – NO, FRANCIS – YES. MOTION CARRIED 4-3.**

**NEW BUSINESS:** Review Planning Commission Rules & Procedures

Commissioners went through their Rules and Procedures document and suggested that the following text amendments be made to the document.

ARTICLE XIV: ADDITIONAL TRAINING

The Planning Commissioners are strongly encouraged to attend and complete outside training sessions, meetings and learning opportunities that will provide up to date information and useful knowledge. This will allow them to better serve Almont Township and its residents.

Review Planning Commission Rules & Procedures: Continued

ARTICLE XII: ANNUAL REPORT (2<sup>ND</sup> PARAGRAPH)

In the event any member of the Commission acquires 2 consecutive unexcused absences from Commission meetings, the Chairman shall forward an interim report to the Township Board of Trustees regarding absences of all members of the Commission. An unexcused absence is defined as being absent from a Planning Commission meeting without prior communication with a Planning Commission member.

Section 3: The Secretary

- A. The Secretary shall perform the usual functions of the office and such other duties as the Chairman or Commission may direct.
- B. The secretary is to proofread and coordinate with the recording secretary in order to present accurate Planning Commission minutes to the Planning Commission for approval. The Secretary is also to prepare the Annual Report for Planning Commission approval.
- C. In the event of the absence or inability of the Chairman and Vice-Chairman to discharge the duties of the Chair, such duties shall devolve upon the Secretary during such absence or disability of the Chairman and Vice-Chairman.

Section 4: The Recording Secretary

- A. A Recording Secretary may be hired by the Township to take the minutes of the Planning Commission meeting with a wage to be determined by the Township Board.
- B. The Planning & Zoning Administrator/Coordinator shall attend all meetings of the Commission. Shall receive all information presented from the floor, shall have access to the official minute books and records of the Commission, shall be responsible for all correspondence and notices pertaining to meetings and official acts of the Commission, and shall transmit a copy of minutes of all Commission meetings to the Clerk and Board of Trustees of the Township of Almont.

Consensus of Commissioners agreed to text amendments. A new document will be typed up noting the proposed amendments.

**OLD BUSINESS: NA**

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**REPORTS:**

Planner: Mr. Christensen noted that ROWE will be presenting a 1- hour webinar on the COVID impact and Shipping Containers.

Engineer: NA

Zoning Board of Appeals: NA

Zoning & Building: NA

Planning Commission:

November 11, 2020 Agenda items: 2 Public Hearings are scheduled – mining and temporary structure.

**MOVED BY ZENDER AND SUPPORTED BY STREETER TO ADJOURN MEETING AT 8:20 P.M. MOTION CARRIED.**

Respectfully submitted by,

*Ida L. Lloyd*

Ida L. Lloyd, Recording Secretary