

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

October 14, 2015

The regular meeting of the Almont Township Planning Commission was called to order at 7:01 P.M. by Chairperson Bryan Zender at the Almont Township /Village Hall, 817/819 N. Main Street, Almont, Michigan 48003. Roll call was taken.

MEMBERS PRESENT: Jean Gross, Kim Streeter, Clay Stroup, and Bryan Zender. Also present was Doug Piggott from ROWE Professional Services.

MEMBERS ABSENT: Fred Hunter and Mark Lauwers. Steve Francis arrived at 7:07 p.m. Excused - Cory Mabery, P.E. from Davis Land Surveying and Engineering, PC.

ALSO PRESENT: 6 guests

CORRESPONDENCE: Presented

MINUTES: MOVED BY STREETER AND SUPPORTED BY STROUP TO RECEIVE THE MINUTES FROM SEPTEMBER 9, 2015 AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: None received.

LATE AGENDA ITEMS: None received. Due to the tardiness of Commissioner Francis, Chairman Zender asked that the Commissioners approve amending the agenda and transfer New Business ahead of the Public Hearing. Consensus of Commissioners agreed.

INTRODUCTION: N/A

NEW BUSINESS: Proposed amendment to Article 2, Section 2.02.3 – building Height.

Zoning Administrator Lloyd explained that under sections 2.23 and 2.24 of the current zoning ordinance, storage in the front yard is forbidden and recreational vehicles are to be stored in an enclosed building. Section 2.02.3 Accessory Buildings to One and Two Family Residential Uses only allows a mean height of 18 feet, which is not enough height for residents who have motor homes or large campers/trailers. Commissioner Stroup who is the liaison member from the Planning Commission to the Zoning Board of Appeals noted that the ZBA members suggested that the Planning Commission review section 2.02.3 and consider amending the mean height from 18 feet to possibly 22 or 24 feet. Consensus agreed to do some further research and place this item on the November meeting for discussion .

PUBLIC HEARING: SLU Application #15-001 – Outlaw Precision Weaponry, LLC

Chairman Zender noted that he is the legal owner of the property in question and therefore was stepping down and relinquishing the chairing of the public hearing over to the Vice-chair Streeter.

Vice-chair Streeter noted for the record that the public hearing for SLU Application #15-001 was opened at 7:17 p.m.

Mr. Steve Williams of Outlaw Precision Weaponry noted that he and his partner Alex Galeczka would like to run and operate a small scale sporting rifle manufacturing business that would include not only the assembly of firearms but also the public sales of such. Mr. Williams explained the difference between 01FFL AND 07. One allows for the sales to the public and the other is the assembly of firearms. The office hours would be Monday thru Saturdays.

Mr. Doug Piggott of ROWE PROFESSIONALS SERVICES went through his review noting that there were basically two items to consider. The first was the assembly of parts to create a firearm weapon. As the assembly of firearms is not specifically identified in the ordinance, the Planning Commissioners needed to agree that such assembly is permitted by right and secondly whether the proposed selling of firearms to the public would be permissible in the zoned district under special land use approval.

A resident on Howland Road asked if there was going to be an outdoor firing range or and just where the location was. The location was explained and that there would be no outdoor firing range.

After discussion it was the consensus of the Commissioners that the assembly of firearms is permissible by right in the Industrial Zoned District.

Further discussion followed on the interior space that would be used by Outlaw Precision Weaponry, the need to submit an application for a sign, the number of employees, and the need for the applicant to be as specific as possible so that the Planning Commissioners could make sure as to what they would be making a decision on.

Vice-chair Streeter noting that there were no new comments closed the public comment portion of the hearing at 7:51 p.m.

MOVED BY FRANCIS AND SUPPORTED BY GROSS TO APPROVE SPECIAL LAND USE APPLICATION 15-001 AS PRESENTED BY OUTLAW PRECISION WEAPONRY OF 3755 VAN DYKE BASED ON THE FOLLOWING FINDINGS OF FACT: THE USE OF ASSEMBLY IS CONSISTENT WITH PERMITTED USES IN THE INDUSTRIAL ZONED DISTRICT ACCORDING TO SECTION 17.01 AND 17.02, AND THE SPECIAL LAND USE IS CONSISTENT WITH ARTICLE 5. THE SITE IS ALREADY APPROVED AND NO MODIFICATIONS ARE OR NEED TO BE CONSTRUCTED. THE APPLICANT IS TO MAINTAIN AND USE AN AREA NOT TO EXCEED 15% IN THE SHOP AREA AND OCCUPY AN OFFICE SPACE AREA APPROX. 12 FOOT X 12 FOOT, NOR

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SLU Application #15-001 – Outlaw Precision weaponry, LLC Continued:

HAVE MORE THAN 4 PART-TIME EMPLOYEES, INCLUDING THE OWNERS AT ANY GIVEN TIME. THE APPLICANTS ARE TO PROVIDE A SIGN THAT COMPLIES WITH SECTION 2.21, AND IF THE BUSINESS IS SOLD, THE NEW OWNERS MUST REVIEW THE SPECIAL LAND USE APPROVAL WITH THE PLANNING COMMISSION.

ROLL CALL: FRANCIS – YES; GROSS – YES; STROUP – YES; STREETER – YES. MOTION CARRIED.

Vice Chair Streeter relinquished the chairing of the meeting over to Chairman Zender at 8:00 p.m.

OLD BUSINESS: Proposed amendments to Article 5 & Article 20 + Table of Uses.

Mr. Piggott passed around copies of the amendments that were approved prior to ROWE Professional Services being retained by the Township. As the former planner did not provide the Township with insert pages to the Zoning Ordinance, ROWE has been asked to follow up and make sure that said amendments were legally adopted so that ROWE can provide the missing inserts and the Zoning Ordinance can be updated. Commissioners were asked to review the copies and make sure that what Mr. Piggott was able to obtain is correct.

Due to the lateness of the hour, further discussion on the proposed amendments to Article 5 and Article 20 plus the Table of Uses was postponed until the November 11, 2015 meeting.

REPORTS: Planner: No comments

Engineer – N/A

Zoning Board of Appeals: Stroup gave a brief overview of the variance granted from Article 2, Section 2.02.3 – building height.

Zoning & Building Report: emailed.

Planning Commission General Comments: N/A

Proposed Agenda For November 11, 2015: Public Hearing- SLU Application 15-002

MOVED BY FRANCIS AND SUPPORTED BY STREETER TO ADJOURN. MEETING WAS ADJOURNED AT 8:38 P.M.

Respectfully submitted by, *Ida L. Lloyd*

Ida L. Lloyd, Recording Secretary