

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

FEBRUARY 11, 2015

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 P.M. by Chair Kim Streeter at the Almont Township /Village Hall, 817/819 N. Main Street, Almont, Michigan 48003. Roll call was taken.

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

MEMBERS ABSENT: Excused were: Fred Hunter and Cory Mabery, P.E. from Davis Land Surveying and Engineering, PC.

ALSO PRESENT: 3 guests

CORRESPONDENCE: Presented

MINUTES: MOVED BY LAUWERS AND SUPPORTED BY ZENDER TO RECEIVE THE MINUTES FROM JANUARY 14, 2015 AS AMENDED. MOTION CARRIED.

LATE AGENDA ITEM: Commissioner Streeter noted that due to information she received from the MTA, she would be stepping down from her position as Planning Commission Chair immediately and pursuant to the Almont Township Planning Commission Rules and Procedures would now be turning over the meeting to Vice-Chairman Brian Zender. Commissioner Streeter noted that pursuant to Article VI of the Planning Commission's Rules and Procedures in the event of the vacancy of the officer of Chairman, the Vice Chairman would become the Chairman of the Planning Commission for the balance of the Chairman's term of office. The Vice-Chairman, on becoming the Chairman and accepting the duties of Chairmanship, vacates the office of Vice-Chairman and the office shall remain vacant until a special election to fill the existing vacancy is held. Commissioner Francis expressed his opinion regarding the January 2015 elections.

Commissioner Zender affirmed that he would accept the position of chairman when asked by Commissioner Streeter. Chairman Zender than stated that he would like to hold an election for the vacancy of Vice Chair and asked if it could added to the agenda. Consensus of those present agreed to hold an election to fill the vacancy of Vice-Chair.

ELECTION OF VICE-CHAIRMAN: MOVED BY GROSS AND SUPPORTED BY STROUP TO NOMINATE AND ELECT KIM STREETER TO FILL IN THE VACANCY OF VICE CHAIRMANSHIP FOR 2015. MOTION CARRIED.

INTRODUCTIONS: None offered.

PUBLIC HEARING: PROPOSED AMENDMENTS TO SIGN ORDINANCE 2.21

Chairman Zender noted for the record that the Public Hearing to hear the proposed amendments to Sign Ordinance 2.21 began at 7:08 P.M. Mr. Piggott discussed the proposed amendments and noting the reasons that the changes and corrections were being suggested. Chairman Zender opened the hearing at 7:15 P.M. to the public to hear their comments. No comments from the audience were offered.

Discussion by the Commissioners followed on sub section D 10. – Creative Signs. Mr. Piggott noted the changes, especially the last sentence in D10.d which the word “permanent” is to be omitted. The section on vehicle signs was also discussed.

Noting that there were no more public comments, Chairman Zender closed the public hearing for proposed amendments to sign ordinance 2.21 at 7:43 P.M.

MOVED BY FRANCIS AND SUPPORTED BY LAUWERS TO RECOMMEND TO THE TOWNSHIP BOARD THAT THE AMENDMENTS AS PROPOSED BY THE PLANNING COMMISSION FOR SIGN ORDINANCE 2.21 BE APPROVED. ROLL CALL VOTE: FRANCIS – YES; LAUWERS – YES; STREETER – YES; STROUP – YES; ZENDER – YES. MOTION CARRIED.

Vice-Chairman Streeter excused herself from the rest of the meeting at 7:44 p.m.

NEW BUSINESS: 1. Vehicle Dealer License for Kevin Czartoyski – 4635 Van Dyke (4M Collision)

Mr. Czartoyski noted that he had applied for a Class B (Used Vehicle Dealer) & a Class C (Used Vehicle Parts Dealer) with the State of Michigan after contacting the Township as to the proposed use of renting out office space at 4635 Van Dyke and selling used vehicles via the internet. Due to past uses, zoning was approved for office use only. Almont Township Supervisor noted that the location did not meet the municipal requirements for outdoor sales, therefore it was not approved for municipality. Mr. Czartoyski noted that the State would not approve his application unless he received municipality use approval too.

Discussion followed on the current and past uses for 4635 Van Dyke. As the site is zoned Industrial the selling and displaying of vehicles would require special land use approval. Commissioners requested that Mr. Czartoyski apply for special land use approval and provide a current site plan showing the number of parking spaces to make sure that there are enough spaces for all the uses on the property.

OLD BUSINESS: 1. 5645 Van Dyke – Revised Site Plan – Michael Puzzuoli

Mr. Puzzuoli noted the changes as discussed with the Planning Commission at their January 14, 2015 meeting. Mr. Piggott noted that the plans could be revised or a note placed on the plans received that Mr. Puzzuoli will paint the dumpster to match the building.

MOVED BY FRANCIS AND SUPPORTED BY STROUP TO APPROVE THE REVISED SITE PLAN DATED RECEIVED JANUARY 30, 2015 AS PRESENTED BY THE APPLICANT MICHAEL PUZZUOLI NOTING THAT THE APPLICANT SHALL NOTE EITHER ON THE PLANS OR SUBMIT IN WRITING THAT HE WILL PAINT THE BLOCK AROUND THE DUMPSTER TO MATCH THE BUILDING.

**ROLL CALL VOTE: FRANCIS – YES; STROUP – YES; GROSS – YES; LAUWERS – YES; ZENDER – YES.
MOTION CARRIED.**

2. 5945 Van Dyke – Proposed New Sign #15-001

Mr. Puzzuoli explained the proposed new sign which is being prepared by Whitcomb Sign Company. Planner's review was presented noting that the proposed sign complies with the standards of Article 2, section 2.21. Planning Commissioners suggested that the applicant include lighting with his sign so that the applicant (Mr. Puzzuoli) does not need to return to the Planning Commission to get approval for the lighting at a later date.

MOVED BY GROSS AND SUPPORTED BY STROUP TO APPROVE SIGN APPLICATION 15-001 FOR 5945 VAN DYKE AS PRESENTED NOTING THAT THE APPLICANT HAS THE RIGHT TO ILLUMINATE THE SIGN IF AND WHEN HE CHOOSES.

**ROLL CALL VOTE: GROSS – YES; STROUP – YES; FRANCIS – YES; LAUWERS – YES; ZENDER YES.
MOTION CARRIED.**

3. Review Article 19 – suggested amendments

Mr. Doug Piggott went through the proposed amendments noting the suggested changes to Article 19 – Zoning Board of Appeals. Discussion followed on the various sections. It was suggested that section 19.03 – Approval of Temporary Structures or Uses be move to Article 2 giving the power of such decisions to the Planning Commission. Concern was expressed when someone needed temporary housing due to an emergency. Language will be provided that would grant the Zoning Administrator the authority to grant such approval under certain conditions.

Consensus of Commissioners agreed to wait until all the other Articles have been reviewed and suggested amendments are ready for public hearing.

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REPORTS:

Planner – Proposed amendments to Article 4 – Site Plan Review Standards were handed out. Commissioners were asked to review them for the next Planning Commission meeting.

Engineer – N/A

Zoning Board of Appeals – N/A

Zoning & Building Report – January 2015 written report presented.

Planning Commission – March meeting may be canceled unless there is an application to review. Mr. Piggott was asked to provide the Planning Commission with the required 2014 Annual Report and provide the 2015 Goals and Objectives.

MOVED BY LAUWERS AND SUPPORTED BY STROUP TO ADJOURN AT 8:58 P.M. MOTION CARRIED.

Respectfully submitted by,

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary