

# Almont Township

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## ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

September 9, 2015

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 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:** Steve Francis, Jean Gross, Fred Hunter, Kim Streeter, Clay Stroup, and Bryan Zender. Also present was Doug Piggott from ROWE Professional Services.

**MEMBERS ABSENT:** Mark Lauwers. Excused Cory Mabery, P.E. from Davis Land Surveying and Engineering, PC.

**ALSO PRESENT:** 4 guests

**CORRESPONDENCE:** Presented

**MINUTES: MOVED BY FRANCIS AND SUPPORTED BY HUNTER TO RECEIVE THE MINUTES FROM AUGUST 12, 2015 AS PRESENTED. MOTION CARRIED.**

**PUBLIC COMMENTS:** Kevin Miller and his partner informed the Commissioners that they had a purchase agreement for the property located on the corner of Van Dyke and Webster Road. Mr. Miller informed the Commissioners that he would like to establish a winery on the site with about 5 acres being used for the growing of grapes. The site is currently zoned Agricultural- Residential. Discussion followed on what the ordinance required and the amount of acreage that would be available. A legal description of the property is necessary as the ordinance requires 10 acres and this site, after the MDOT R-O-W, is only 8.6 acres. It was suggested that the applicant may want to rezone the property to either C-1 (local commercial or C-3 (general commercial). Whatever the site is zoned, the operation of a winery requires special land use approval.

**LATE AGENDA ITEMS:** 1. Mr. Mike Puzzuoli noted that he was thinking of purchasing and developing the 2 acre site next to his present business (Thumb Gun & Outfitters) and build self- storage units. This site is zoned C-1 and self-storage units are not a permitted or special land use. The Commissioners suggested that Mr. Puzzuoli might want to consider having the property in question plus his current parcel re-zoned to C-3.

**LATE AGENDA ITEMS CONTINUED:**

2. Sign Application 15-051 – 3778 Van Dyke (MIG Molding & Ultrasonics) Upon review of the application, consensus of the Commissioners agreed that the application was incomplete. The site plan needs to show the distance between the location of the sign and the Road-right of –way, and that the poles need to be covered with an approved material such as stone, brick, vinyl, or aluminum.

**MOVED BY GROSS AND SUPPORTED BY STREETER TO TABLE SIGN APPLICATION 15-051 UNTIL THE OCTOBER 14, 2015 REGULAR MEETING. MOTION CARRIED.**

**INTRODUCTION:** N/A

**NEW BUSINESS:** N/A

**OLD BUSINESS:** N/A

**REPORTS:** Planner: Mr. Piggott submitted Table of Uses chart. This will be discussed at the next regular meeting of the Planning Commission.

Engineer: N/A

Zoning Board of Appeals – Commissioner and ZBA member Clay Stroup explained that on August 31, 2015 applicant Agnes Janicki was granted a variance from Article 9, Section 9.03.31b – Lot Frontage, due to a faulty survey done in 1966.

Zoning & Building Report – Written submitted via email.

Planning Commission – General Comments: N/A

Proposed Agenda - October 14, 2015

Public Hearing: 1. Application 15-001 - Outlaw Precision Weaponry – Special Land Use

**MOVED BY STREETER AND SUPPORTED BY GROSS TO ADJOURN. MOTION CARRIED. MEETING WAS ADJOURNED AT 8:07 P.M.**

Respectfully submitted by:

*Ida L. Lloyd*

Ida L. Lloyd, Recording Secretary

