

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

January 13, 2010

The regular meeting of the Almont Township Planning Commission was called to order at 7:02 P.M. by Chairman Francis, at the Almont Township Hall, 819 N. Main Street, Almont, Michigan. Pledge of Allegiance was recited. Roll was taken.

MEMBERS PRESENT: Steve Francis, Jean Gross, Fred Hunter, Mark Lauwers, Kim Streeter, Dennis Sweers, and Bryan Zender. Also present: Brian Wilson of Community Planning & Management, P.C.

MEMBERS ABSENT: None

ALSO PRESENT: 3 guests

CORRESPONDENCE: No correspondence was presented.

MINUTES: MOVED BY STREETER AND SUPPORTED BY HUNTER TO ACCEPT THE November 11, 2009 MINUTES AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: Ian Kempf, County Commissioner, presented the Planning Commission with an article on digital signs.

LATE AGENDA ITEMS: Due to the fact that Mr. Bohm was not yet in attendance, Chairman Francis noted that the agenda would be amended to reverse the order of Old Business and Public Hearing.

INTRODUCTIONS: Mr. Mark Lauwers, a newly appointed commissioner, was introduced to the Planning Commission and the audience.

OLD BUSINESS: #1. Proposed rezoning of parcels 44-001-034-013-01, 001-034-013-03, 001-034-013-02, and 001-034-013-30 from AG/RES to either C-1 or O-1

Chairman Francis noted that this item was being continued from November 11, 2009. Also included were opinion letters from 2 different realty sources that had been submitted by Mr. Peter Blake, one of the owners of the parcels in question.

The Planner, Mr. Wilson, noted in his written review that he would recommend that since the subject property to the north is zoned C-1 re-zoning the parcels to the south, as noted, to C-1 Local Commercial would be appropriate.

Old Business: Proposed Re-zoning Continued:

Commissioner Lauwers noted that he thought that the section in question didn't look like commercial.

Commissioners Streeter, Gross and Zender recommended O-1 Professional Office.

Commissioners Hunter and Sweers favored C-1 Local Commercial.

Chairman Francis noted that the Lapeer County Collaborative Planning Commission recommended re-zoning the parcels in question to C-1 Local Commercial, just as the owners of the parcels in question were also accepting. Mr. Kempf submitted a re-review by the LCCPC (dated 12/17/09) noting that their recommendation had not altered.

MOVED BY ZENDER AND SUPPORTED BY STREETER TO RECOMMEND RE-ZONING PARCELS 44-001-034-013-04, 001-034-013-03, 001-034-013-02, AND 001-034-013-30 FROM AGRICULTURAL/RESIDENTIAL TO O-1 PROFESSIONAL OFFICE FOR THE FOLLOWING REASONS: 1) O-1 ALLOWS FOR THE BEST USE WITH THE LOWEST DENSITY, ESPECIALLY CONSIDERING THAT ALL SURROUNDING AREAS, ARE VACANT AND/OR RESIDENTIAL 2) O-1 GIVES THE TOWNSHIP THE OPTION OF CONSIDERING A HIGHER DENSITY USE IF AND WHEN IT IS APPLIED FOR IN THE FUTURE. 3) O-1 IS A GOOD TRANSITION ZONING DESIGNATION ENTERING INTO ALMONT TOWNSHIP. 4) O-1 IS CONSISTENT WITH THE TOWNSHIP'S MASTER PLAN. 5) RE-ZONING TO O-1 ADDRESSES THE COMMENTS AND CONCERNS RAISED BY THE LAPEER COUNTY PLANNING COMMISSION AND THE TOWNSHIP BOARD. 6) THIS RE-ZONING REQUEST WAS NOT ORIGINATED OR REQUESTED BY THE CURRENT PROPERTY OWNERS BUT A RESULT OF COMMENTS RECEIVED BY THE LAPEER COUNTY PLANNING COMMISSION REGARDING ANOTHER RE-ZONING DECISION. ROLL CALL VOTE: ZENDER - YES, STREETER - YES, SWEERS - NO, GROSS - YES, LAUWERS - YES, HUNTER - NO, FRANCIS - YES. MOTION CARRIED.

PUBLIC HEARING: #SLU #09-004 - Southeastern Heatmor - Section 16.2.1.a

Chairman Francis explained the public hearing procedures noting that comments from the applicant, the public and then the Commissioners would be heard.

Mr. Mike Bohm owner of Southeastern Heatmor was present to explain his request to be allowed to have an outdoor display area. Mr. Bohm explained that he was relocating from north of Dryden Road, off of Van Dyke, to his current location, the former Fox Brothers Supply Company, which is south of Dryden Road, off of Van Dyke. Mr. Bohm stated that his business is the selling of wood stoves and furnaces/boilers. The furnaces/boilers are too large to be placed inside the store and it would be too much trouble and expense to transport them out front every morning and then store them behind the fence every evening. Mr. Bohm noted that he was requesting to display only six of the units at one given time and would occupy a space of approx. 42-feet by 15-feet deep, which at the present time occupies one non-handicap parking space plus part of the parking area. The area in question is

PUBLIC HEARING CONTINUED:

along the south end of the front parking lot. Mr. Bohn noted that he would prefer to keep the display area there as it is easier than placing the units on the grass.

Chairman Francis opened the public hearing to the audience at 7:26 PM. No comments were offered. Chairman Francis asked that the minutes reflect the closing of the public hearing for SLU #09-004 at 7:27 PM.

Mr. Wilson noted that the response letter from Mr. Bohm clarified all his concerns and noted that placing the units where they are does not impact the traffic flow nor subtracts from the required number of parking spaces.

Comments received from the Planning Commissioners where all favorable to the special land use request as presented by Mr. Bohm.

MOVED BY GROSS AND SUPPORTED BY ZENDER TO RECOMMEND APPROVAL OF THE SPECIAL LAND USE REQUEST BY SOUTHEASTERN HEATMOR FROM SECTION 16.2.1.a. AND ALLOW FOR OUTDOOR DISPLAY OF FURNACES, NOT TO EXCEED THE REQUESTED NUMBER OF SIX (6) AS NOTED IN SOUTHEASTERN HEATMOR'S LETTER OF DECEMBER 29, 2009. ALL MEASUREMENTS IN THE ATTACHED LETTER ARE MAXIMUMS. ALL CONCERNS FROM THE PLANNER HAVE BEEN ADDRESSED TO THE SATISFACTION OF THE PLANNER AND THE PLANNING COMMISSION. THE DISPLAY AREA IS TO BE PLACED ON THE SOUTH END OF THE PAVED PARKING AREA AS SHOWN IN THE SUBMITTED DRAWING; THIS HAS BEEN AGREED UPON DUE TO POSSIBLE MAINTENANCE ISSUES. ROLL CALL VOTE: GROSS - YES, ZENDER - YES, LAUWERS - YES, STREETER - YES, HUNTER - YES, SWEERS - YES, FRANCIS - YES. MOTION CARRIED.

NEW BUSINESS: 2010 Open Meetings Resolution

MOVED BY STREETER AND SUPPORTED BY GROSS TO APPROVE RESOLUTION AS PRESENTED. ROLL CALL VOTE: STREETER - YES, GROSS - YES, LAUWERS - YES, ZENDER - YES, HUNTER - YES, SWEERS - YES, FRANCIS - YES. RESOLUTION ADOPTED.

Elections: Chairman - MOVED BY STREETER AND SUPPORTED BY HUNTER TO NOMINATE STEVE FRANCIS FOR CHAIR. MOTION CARRIED.

MOVED BY ZENDER AND SUPPORTED BY SWEERS TO CLOSE THE NOMINATIONS FOR CHAIRMAN AND UNANIMOUSLY ELECT STEVE FRANCIS AS CHAIRMAN FOR 2010. MOTION CARRIED.

Vice Chairman - MOVED BY ZENDER AND SUPPORTED BY GROSS TO NOMINATE KIM STREETER FOR VICE-CHAIR. MOTION CARRIED.

MOVED BY FRANCIS AND SUPPORTED BY SWEERS TO CLOSE THE NOMINATIONS FOR VICE CHAIR AND UNANIMOUSLY ELECT KIM STREETER AS VICE-CHAIRMAN FOR 2010. MOTION CARRIED.

Elections Continued:

Secretary – MOVED BY STREETER AND SUPPORTED BY SWEERS TO NOMINATE FRED HUNTER AS SECRETARY TO THE PLANNING COMMISSION. MOTION CARRIED

MOVED BY SWEERS AND SUPPORTED BY LAUWERS TO CLOSE NOMINATIONS FOR SECRETARY AND UNANIMOUSLY ELECT FRED HUNTER AS SECRETARY FOR 2010. MOTION CARRIED.

REPORTS:

Planner: No report was offered.

Engineer: No report was submitted.

Zoning Board of Appeals: No report was offered. Chairman Francis noted that he had discussed with Vice-Chair Streeter the possibility of accepting the position of liaison to the Zoning Board of Appeals. Streeter stated that she would accept the position. Discussion followed. Consensus of members agreed to recommend to the Township Board Commissioner's Streeter name as the Planning Commission's liaison to the Zoning Board of Appeals.

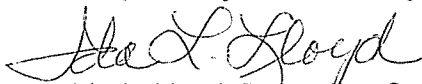
Zoning & Building: Zoning & Building Report for November and December 2009 and January 2010 were submitted. Also submitted were the 2009 Annual Building and Zoning Report. Also noted were that the revised plans from Novak Supply & Equipment had been received and passed on to the Planner and Chairman Francis. Noting no objections from the Commissioners and the Planner, Chairman Francis stamped and signed the 4 sets as submitted. B & B Classy Cars had installed 4 exterior lights. The drawings were reviewed by Zoning Administrator Lloyd and found to be in compliance with the Zoning for said district and were approved. The lights were permitted, installed and inspected by the Township Electrical Inspector and found to be in code compliance.

General Comments:

Due to lack of agenda items, February's meeting will not be held.

MOVED BY SWEERS AND SUPPORTED BY LAUWERS TO ADJOURN THE MEETING AT 7:50 P.M. MOTION CARRIED.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary