

# Almont Township

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## **ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING**

**July 14, 2010**

The regular meeting of the Almont Township Planning Commission was called to order at 7:03 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, Mark Lauwers, Kim Streeter, Dennis Sweers and Bryan Zender. Also present: Brian Wilson of Community Planning & Management, PC and Cory Mabery, PE of Davis Land Surveying & Engineering, PC

**MEMBERS ABSENT:** Fred Hunter

**ALSO PRESENT:** 4 guests

**CORRESPONDENCE:** Correspondence was presented.

**MINUTES:** MOVED BY ZENDER AND SUPPORTED BY LAUWERS TO ACCEPT THE JUNE 9, 2010 MINUTES AS PRESENTED. MOTION CARRIED.

**PUBLIC COMMENTS:** N/A.

**LATE AGENDA ITEMS:** N/A

**INTRODUCTIONS:** N/A

**PUBLIC HEARING:** #1. SLU Application #10-003 – Apple Valley Autos (C-1)

Chairman Francis noted for the record that the public hearing for SLU Application #10-003 was opened at 7.05 PM. Chairman Francis asked the applicant to present her application.

Mr. Peter Snyder PE of Urban Land Consultants was present to explain the proposed changes to the site. Mr. Snyder noted that the site will contain an office/storage building and a paved area where the vehicles for sale will be displayed. Mr. Snyder also noted that landscaping had been provided around the display area and along part of the north and along the east side of the property which abuts up to AG/Res zoned property. There will also be a shared driveway access along the southern end of the property between parcel 4 and parcel 3. The applicant stated that this has been dictated by the Michigan Department of Transportation. The applicant also noted that all his permit applications have been submitted to the appropriate State and County agencies.

#1. SLU Application #10-003 – Apple Valley Autos (C-1) Continued:

Chairman Francis asked about the future accessory/warehouse building and what its purpose was. Mr. Tobey noted that the structure would be use to house lawn mowing and snow removal equipment. No oil changes or engine repairs will be done on the site. Mr. Tobey noted that if the proposed future accessory building was going to delay approval of the project he would strike it from the plans.

Chairman Francis asked if the audience had any questions. Hearing none Chairman Francis noted that the public hearing portion of the meeting was closed at 7:12 PM.

Both the Planner and the Engineer went over their reviews. Items that needed to either be provided by the applicant or considered by the Planning Commission were: easement agreements, building materials, the type of plantings and size, lighting schedule, curbing requirements, drainage calculations, and copies of permits from State and County agencies.

Comments from the Planning Commissioners noted that more details were needed on the building materials, additional landscaping was requested, a lighting plan needed to be submitted, parking islands need to added in the display area (especially around the light poles), the display area needs to be striped to show maneuvering lanes and parking spots, curbs and gutters surrounding the display area need to be placed on the site plan along with details of such, a sidewalk easement agreement needs to be included along the west side (front) of the lot to match the one the bank to the north of the site has in place, and location of the sign needs to be shown on the plans.

Also discussed was if the applicant wanted to include the future accessory building as shown on the submitted plans, the type of exterior surface and the proposed use of said structure must be plainly described on the plans if approval is requested at this time..

Discussion followed on the changes required. Mr. Snyder asked that he be given a complete list so that he could include all the needed changes in the revised sets of plans.

**MOVED BY STREETER AND SUPPORTED BY ZENDER TO TABLE SLU APPLICATION #10-003 UNTIL THE AUGUST MEETING. Discussion followed. Streeter and Zender agreed to amend the motion to: MOVED BY STREETER AND SUPPORTED BY ZENDER TO TABLE SLU APPLICATION #10-003 UNTIL THE PLANNER AND THE ENGINEER AGREE THAT ALL REQUIREMENTS HAVE BEEN MET AND THEN PLACE THE MATTER BACK ON THE NEXT AVAILABLE AGENDA. MOTION CARRIED.**

OLD BUSINESS: #1. Proposed Medical Marijuana Ordinance

Discussion followed on the information that had been received regarding medical marijuana. Chairman Francis asked that each Planning Commission member write down items that they feel needs to be included in the ordinance whether pro or con and bring them back to the August meeting.

#2. Proposed Adult Entertainment Ordinance.

Discussion was held on whether or not said ordinance should be a special land use or a permitted use. Planning Commissioners agreed that an ordinance regulating public nudity was necessary. Township attorney will be contacted regarding such an ordinance. Chairman Francis asked that each Commissioner consider where, what when, and how such an ordinance should be drafted for the August meeting.

NEW BUSINESS: N/A

REPORTS:

Planner: N/A

Engineer: N/A

Zoning Board of Appeals: N/A

Zoning & Building: June Building & Zoning Report was submitted. Also discussed was the need to hold a public hearing regarding the amendments to the Zoning Ordinance. The Planner and Zoning Administrator will make sure that all procedures have been followed through.

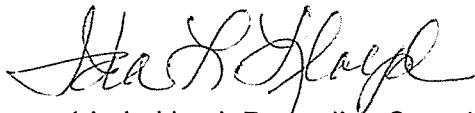
General Comments: N/A

Proposed Agenda: August 11, 2010

Old Business: Apple Valley Auto (depending on reviews)  
Medical marijuana Ordinance  
Adult Entertainment Ordinance

MOVED BY SWEERS AND SUPPORTED BY STREETER TO ADJOURN THE MEETING AT 8:58 P.M. MOTION CARRIED.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary