

# Almont Township

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## **ALMONT TOWNSHIP PLANNING COMMISSION SPECIAL MEETING**

**JUNE 17, 2009**

The special meeting of the Almont Township Planning Commission was called to order at 7:02 P.M. by Chairperson 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, Bonnie Krauss, Kim Streeter, Dennis Sweers, and Bryan Zender. Also present: Brian Wilson of Community Planning & Management, P.C., and Cory Mabery, P.E. of Davis Land Surveying & Engineering, P.C.

MEMBERS ABSENT: None

ALSO PRESENT: 6 guests

CORRESPONDENCE: N/A

MINUTES: N/A

PUBLIC COMMENTS: No Comments from the public were offered.

LATE AGENDA ITEMS: Under General Comments: Proposed amendments to Article 14, Section 14.02 – Special Land Uses

INTRODUCTION: N/A

PUBLIC HEARING: N/A

OLD BUSINESS: N/A

NEW BUSINESS: #1. Application #09-001 – Country Smoke House – Proposed Addition

Chairman Francis noting that the item to be discussed involved his business excused himself and relinquished the chairing of New Business over to Vice-Chair Streeter.

Vice-Chair Streeter explained the hearing procedures and asked Mr. Mike Carpenter, P.E. of Rowe, Inc. to explain the proposed changes to the Country Smoke House building and site.

#1. Application #09-001 – Country Smoke House – Proposed Addition Continued:

Mr. Carpenter explained that Mr. Francis is proposing a three phased construction project that would considerably increase the size of the present building. The first two phases would begin construction this year, while the third phase is projected to begin within the next two or three years.

Phase one is an addition to the south side of the existing building and will be used for cold storage, offices, and employee welfare. Phase two is an addition on the west side and would be used for manufacturing meat products and cold storage. The plant will be State and federally inspected.

Phase three is planned to be constructed last and when constructed will double the retail space and add more cold storage.

Mr. Carpenter noted that there were no proposed improvements within the MDOT right-of-way.

Vice-Chair Streeter thanked Mr. Carpenter and then asked Mr. Wilson to go over his review. Mr. Wilson noted that his review had asked that an access easement be required between the commercial portion of the property and the residential portion of the property and that landscaping be added along the northern and southern property lines and that the existing outdoor storage trailers that are currently located on site be removed. The Commissioners agreed that the existing vegetation along the north property line was sufficient and as Mr. Francis owns the property in question and noting that the commercial portion of the property has not been split off from the residential, that an easement at this time is not necessary.

Mr. Mabery was then asked to present his review. Mr. Mabery noted some minor housekeeping items that needed to be corrected. Mr. Carpenter agreed and stated that the corrections have already been made.

Mr. Mabery asked that the phases be clarified as to when they will be constructed. Mr. Carpenter noted that Mr. Francis plans to construct phase one and two this year, weather permitting, with phase three being constructed a couple of years later. Mr. Mabery noted that if phase two was being constructed this year, than his comments relating to trash receptacles have been satisfied.

Mr. Mabery suggested that the sidewalk along the east side be extended but would agreed to yellow striping to indicate a pedestrian walkway. The sidewalk along the north end of the building does not need to be constructed at this time.

Mr. Mabery also noted that the radii at the south approach needs to be increased to at least 15 feet in order to reduce potential vehicle conflicts at the approaches. Mr. Carpenter agreed.

#1. Application #09-001 – Country Smoke House – Proposed Addition Continued:

Mr. Mabery asked that a swale/ditch be designed along the southern line to direct the surface water from the building and front parking lot to the detention pond.

Mr. Mabery lastly noted that copies of all State and County permits will need to be provided along with an engineer's estimate for the proposed improvements

Vice-Chair Streeter asked the Planning Commissioners to voice any concerns they had. Commissioner Sweers stated that the phases had been clarified, but wanted to know how the swale would be constructed and cleaned to accommodate the surface water runoff.

Commissioner Hunter noted that his concerns related to the general construction.

Commissioners Gross, Streeter, and Zender noted that their concerns had been satisfactorily addressed.

Commissioner Krauss stated that she was pleased with the overall look (design) of the project, but had a few concerns she would like to address. An exterior lighting plan is needed for the east side of the building to ensure that the lights do not reflect/glare onto the adjacent properties. Mr. Francis noted that there will be soffit lights along the east side of the building that will be directed downward and not towards the adjacent properties or highway.

Commissioner Krauss noted also that she had spoken with the Township Building Administrator who informed her that the construction plans for the building will be sent to the International Code Council for review and approval before the Township Building Department will be able to issue any building permits.

Commissioner Krauss asked that the Country Smoke Houses' little BBQ trailer be placed on the site plan as it is an ongoing activity. Mr. Francis noted that the BBQ lunch station would be moving around as the site is developed.

Commissioner Krauss suggested that any approval should note that deed restrictions will need to be filed with the County if and when the owners decide to sell the business.

Commissioner Krauss noted that Mr. Francis received a variance regarding the setbacks and questioned if the variance in actuality covered the whole south side of the proposed addition. Consensus of the Commissioners agreed that it met the intent of the variance.

Vice-Chair Streeter asked Mr. Wilson if he would answer Commissioner's Krauss' concerns. Mr. Wilson noted that all the items had been addressed to his satisfaction.

#1. Application #09-001 – Country Smoke House – Proposed Addition Continued:

MOVED BY GROSS AND SUPPORTED BY HUNTER TO APPROVE APPLICATION #09-001 AS PRESENTED BY THE COUNTRY SMOKE HOUSE, LOCATED AT 3294 VAN DYKE, DETAILING THE THREE PHASED PROPOSED ADDITIONS NOTING THAT ALL QUESTIONS AND CONCERNS RAISED BY THE PLANNER AND ENGINEER, PURSUANT TO THE ATTACHED LETTERS, HAVE BEEN ADDRESSED.  
ROLL CALL VOTE: GROSS – YES, HUNTER – YES, KRAUSS – YES, SWEERS – YES, ZENDER – YES, STREETER – YES. MOTION CARRIED.

Vice-Chair Streeter called for a break at 7:56 P.M. Vice-Chair Streeter called the meeting back to order at 8:01 P.M. and relinquished the chair back to Chairman Francis.

GENERAL DISCUSSION: Proposed amendment to Article 14, Section 14.02

Chairman Francis noted that this subject was just for general discussion as he wanted to get some feedback from the Commissioners on whether they felt it was necessary to review special land uses in a C-1 (Local Commercial) district.

Question was asked as to why under a special land use a gas station could be approved but other less intensive uses were not even considered.

Mr. Wilson explained some proposed revisions he had made, but suggested that the Commissioners may also want to look at the size of a parcel as well and whether or not the Planning Commissioners wanted to set limits on outdoor storage.

Commissioners agreed that more discussion was needed before making any final decisions.

Chairman Francis noted that the July agenda would be amended to include only the following items. Public Hearing: Re-Zoning #09-001 as amended  
Propose amendments to Art. 14, Sect. 14.02

Old Business: #08-003 (Novak Supply)

MOVED BY SWEERS AND SUPPORTED BY ZENDER TO ADJOURN THE MEETING AT 8:24 PM. MOTION CARRIED

Respectfully Submitted by,

  
Ida L. Lloyd, Recording Secretary