

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

May 12, 2010

The regular meeting of the Almont Township Planning Commission was called to order at 7:06 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, P.C.

MEMBERS ABSENT: Fred Hunter arrived at 7:10 P.M.

ALSO PRESENT: 8 guests

CORRESPONDENCE: Correspondence was presented.

MINUTES: MOVED BY STREETER AND SUPPORTED BY ZENDER TO ACCEPT THE APRIL 14, 2010 MINUTES AS AMENDED. MOTION CARRIED.

PUBLIC COMMENTS: Jan Marks of Nova Metal was present to inform the Planning Commissioners that they will be upgrading their site by paving the parking and drive areas. They hope to coordinate with MDOT when M53 is upgraded as well. Mrs. Marks has already received a site plan application and they will be following up with the Township's engineer.

LATE AGENDA ITEMS: N/A

INTRODUCTIONS: N/A

PUBLIC HEARING: #1. Proposed Re-Zoning of parcel 44-001-016-015-00 from C-3 (General Commercial) to C-1 (Local Commercial)

Chairman Francis opened the public hearing at 7:16 PM by explaining that the parcel in question has two zonings, C-3 and C-1. The building on site is located in both, approximately 20-30% of the entire building is located in the C-1 zoning and the rest is located in the C-3 zoning. As this has created confusion in the past, the Township initiated a rezoning of the property to clarify this situation.

Chairman Francis asked the owners Mr. Palmari and Mr. Caruso of the parcel in question if they had any comments.

#1. Proposed Re-Zoning of parcel 44-001-016-015-00 Continued:

Mr. Caruso stated that at the April meeting they had both agreed to the rezoning of their property to C-1, but that after further consideration, they would like to change the petition and have the entire property rezoned to C-2 (Planned Shopping Center). Mr. Caruso stated that he and his partner, Mr. Palmari, felt that with a C-2 zoning they would have a better chance of leasing the available units and when the time came, it would also help in the selling of the property.

Chairman Francis notified Mr. Palmari and Mr. Caruso that the public hearing notice only addressed rezoning the property from C-3 to C-1 and that the Planning Commission could not act on any change as presented by them.

Mr. Caruso noted that in that case he and his partner would prefer that the zoning be left as is: C-3 and C-1.

Chairman Francis noting that as no further public comments were offered closed the public comment portion of the hearing at 7:22 P.M.

Mr. Wilson noted that the Planning Commission has several options such as tabling, denying, approving the petition, or the Planning Commission could decide to withdraw the petition and allow the owners to apply for rezoning of the property.

Mr. Wilson also noted that C-2 zoning does not allow for as much flexibility as C-3 zoning, but as the matter is not on the agenda could not be discussed.

MOVED BY ZENDER AND SUPPORTED BY HUNTER TO WITHDRAW THE TOWNSHIP INITIATED PETITION TO REZONE PARCEL 44-001-016-015-00 FROM C-3 (GENERAL COMMERCIAL) TO C-1 (LOCAL COMMISSION) PURSUANT TO FACT THAT THE PROPERTY OWNERS HAVE REQUESTED THAT THEY WOULD PREFER TO HAVE THE PROPERTY REZONED TO C-2 INSTEAD OF C-1. ROLL CALL VOTE: ZENDER – YES, HUNTER – YES, LAUWERS – YES, SWEERS – YES, STREETER – YES, GROSS – YES, FRANCIS – YES. MOTION CARRIED.

Chairman Francis informed Mr. Palmari and Mr. Caruso that if they so wished to apply for rezoning of their property they needed to contact the Almont Township Zoning Department and secure the proper application.

#2. Proposed amendment to section 14.02 (Special Land Uses) Adding nursery schools, pre-schools, and child day care centers.

Chairman Francis noted that the public hearing for the proposed amendment to section 14.02 was opened at 7:34 PM. Chairman Francis noted that the amendment would allow under special land use nursery schools, pre-schools and child day care centers in C-1, Local Commercial zoned districts.

Proposed amendment to section 14.02 Continued:

Chairman Francis noting that no public comments had been offered closed the public hearing at 7:36 P.M.

MOVED BY STREETER, AND SUPPORTED BY GROSS TO RECOMMEND APPROVAL OF THE PROPOSED AMENDMENT TO SECTION 14.02 AS PRESENTED NOTING THAT IN DOING SO IT ALLOWED FOR EACH APPLICATION TO BE REVIEWED ON ITS OWN MERIT AND OFFERED THE PLANNING COMMISSION THE SAME GUIDELINES AS IN SECTION 13.02.3 OF THE ZONING ORDINANCE. ROLL CALL VOTE: STREETER – YES, GROSS – YES, SWEERS – YES, LAUWERS – YES, ZENDER – YES, HUNTER – YES, FRANCIS – YES. MOTION CARRIED.

#3. Proposed Amendment to Section 2.21 Signs

Chairman Francis opened the hearing at 7:43 PM. Chairman Francis explained that the sign ordinance is currently a regulatory ordinance and the Township Board and Planning Commission have agreed to place the sign regulations back in the zoning ordinance.

Chairman Francis noting that as no comments were offered by the public closed the public comment portion of the hearing at 7:47 PM.

MOVED BY ZENDER AND SUPPORTED BY STREETER TO RECOMMEND APPROVAL OF SECTION 2.21 SIGNS AS PRESENTED AND PLACE SIGN REGULATIONS BACK INTO THE ZONING ORDINANCE. ROLL CALL VOTE: ZENDER – YES, STREETER – YES, HUNTER – YES, SWEERS – YES, LAUWERS – YES, GROSS – YES, FRANCIS – YES. MOTION CARRIED.

OLD BUSINESS: N/A

NEW BUSINESS: #1. Proposed Re-Application Request Form

Chairman Francis opened the discussion by asking if there were any changes to the form that was created by Mr. Wilson. Discussion was held. Consensus was to adopt said form as part of their policies and procedures. Form will be made available online.

REPORTS:

Planner: Mr. Wilson noted that he had been contacted about providing information on medical marijuana dispensaries. Consensus of Commissioners agreed to have Mr. Wilson draft an ordinance regarding such. Also briefly discussed was the need to address "adult entertainment" type businesses.

Engineer: N/A

Zoning Board of Appeals: N/A

Zoning & Building: March and April Building & Zoning Reports were submitted.

General Comments:

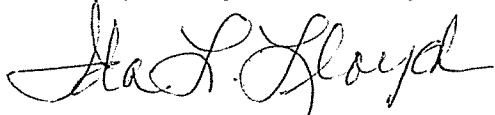
Commissioner Sweers thought a policy as to when and how the Planning Commission is instructed by the Township Board should be enacted. Consensus of Commissioners agreed.

Proposed Agenda: June, 2010

Consensus of Commissioners agreed that there may be no need to meet in June.

MOVED BY LAUWERS AND SUPPORTED BY ZENDER TO ADJOURN THE MEETING AT 8:50 P.M. MOTION CARRIED.

Respectfully submitted by,

A handwritten signature in cursive script, appearing to read "Ida L. Lloyd".

Ida L. Lloyd, Recording Secretary