

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

November 11, 2009

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 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, Bonnie Krauss, Kim Streeter, Dennis Sweers, and Bryan Zender. Also present: Brian Wilson of Community Planning & Management, P.C.

MEMBERS ABSENT: None

ALSO PRESENT: 8 guests

CORRESPONDENCE: No correspondence was presented.

MINUTES: MOVED BY STREETER AND SUPPORTED BY GROSS TO ACCEPT THE OCTOBER 14, 2009 MINUTES AS CORRECTED. MOTION CARRIED.

PUBLIC COMMENTS: None Offered

LATE AGENDA ITEMS: None Offered

INTRODUCTIONS: None

PUBLIC HEARING: #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 the public hearing was being held due to comments received from the Lapeer County Collaborative Planning Commission regarding action taken by the Township in rezoning two parcels of land in Section 34, east side of Van Dyke.

Chairman Francis opened the hearing to the public at 7:04 P.M. Comments were heard from the audience regarding the proposed uses that would be allowed in a C-1 (Local Commercial) and O-1 (Professional Office) zoned area. Concerns were also expressed on the impact to the surrounding area and roads by the increase of traffic that these proposed zoning would create.

Owners of the parcels in question suggested that the Commission should look at rezoning the parcels in question to C-3 (General Commercial) and/or C-1.

PUBLIC HEARING CONTINUED:

As there were no more public comments offered Chairman Francis closed the public comment portion of the hearing at 7:15 P.M.

Mr. Wilson noted that the Commissioners needed to look at the long range plans for the Township and the transition between the neighboring community and Almont Township. Mr. Wilson also noted that the proposed re-zoning is consistent with the Township's Master Plan.

Commissioners expressed their concerns noting that more information such as MDOT's 5 year plan for M-53 was needed before they could consider making a recommendation. It was also noted that a decision did not necessarily have to be made right away and that the Planning Commission may want to wait until certain factors come into place before making a recommendation to rezone said properties.

MOVED BY STREETER AND SUPPORTED BY ZENDER TO TABLE THE REZONING AS PROPOSED TO ALLOW FOR OBTAINING ADDITIONAL INFORMATION FROM MDOT AND TO RECEIVE COMMENTS FROM THE TOWNSHIP'S PLANNER . MOTION CARRIED

NEW BUSINESS: N/A

OLD BUSINESS: #1. Sign Ordinance 51.1 – Proposed Revisions

Commissioners went over the outline of items to be discussed as prepared by Mr. Wilson reviews of October 29th and October 30th.

Section 1.00 has been rewritten to the satisfaction of the Commissioners.

Section 4.00 a.3) the word not is to be inserted prior to the word detrimental, third line.

Section 4.00b. 1) – Commissioners asked that language be inserted to clarify why digital signs shall not be permitted to “flash, blink, scroll or oscillate”.

Section 8.00b.1), 2), and 3) – After lengthy discussion it was agreed to accept the proposed amended language noting that the word “parcel” is to be changed to “site” and that if a site maintains more than 400 feet of road frontage it must have at least two buildings on it to qualify for a second sign.

Section 10.00 – it was agreed to amend the following language “*shall be required to remove the sign advertising the former business within 30 days, but shall not be....*”.

#1. Sign Ordinance 51.1 – Proposed Revisions Continued:

MOVED BY STREETER AND SUPPORTED BY HUNTER TO RECOMMEND APPROVAL OF THE PROPOSED AMENDMENTS TO ALMONT TOWNSHIP'S SIGN ORDINANCE AS PRESENTED AT THE NOVEMBER 11, 2009 MEETING AND THAT SAID REGULATORY ORDINANCE BE RECOMMENDED TO BE PLACED BACK INTO THE ALMONT TOWNSHIP'S ZONING ORDINANCE. ROLL CALL VOTE: STREETER – YES, HUNTER – YES, SWEERS, - YES, KRAUSS – YES, GROSS – YES, ZENDER – YES, FRANCIS – YES. MOTION CARRIED.

REPORTS:

Planner: Mr. Wilson noted that Community Planning & Management PC has relocated to their new address.

Engineer: No report was offered.

Zoning Board of Appeals: No report was offered

Zoning & Building: Zoning & Building Report for October was submitted.

General Comments:

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

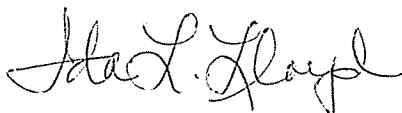
January 13, 2010 Agenda Items:

New Business - Elections
2010 Open Meetings Resolution.

Old Business – Proposed re-zoning,

MOVED BY KRAUSS AND SUPPORTED BY ZENDER TO ADJOURN THE MEETING AT 8:16 P.M. MOTION CARRIED.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary