

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

OCTOBER 12, 2011

The regular meeting of the Almont Township Planning Commission was called to order at 7:13 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, Bryan Zender. Also present: Brian Wilson of Community Planning & Management, PC.

MEMBERS ABSENT: Fred Hunter and Dennis Sweers (excused absences)

ALSO PRESENT: 9 guests

CORRESPONDENCE: Correspondence was presented.

MINUTES: MOVED BY STREETER AND SUPPORTED BY ZENDER TO RECEIVE THE SEPTEMBER 14, 2011 MINUTES AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: None offered.

LATE AGENDA ITEMS: None

INTRODUCTIONS: The Village PC & Village Manager

PUBLIC HEARING: N/A

NEW BUSINESS: Joint Master Plan Meeting between Village and Township of Almont

The Village Planning Commission was called to order. Four members of the Village Planning Commission were present which constituted a quorum.

Village Council President Steve Schneider who is also on the Village Planning Commission, and Township Supervisor Bowman, explained that in 1989 the Village and the Township had jointly work together on a Master Plan. Mr. Schneider also noted the reasoning behind again doing the Master Plan jointly is that it not only would save the cost of each separately doing a master plan, but would be a collaborative effort that could lead to better relations between the two governments. Village Manager Oliver Turner agreed with Mr. Schneider and Mr. Bowman noting that the Village and Township have mutual interests, and as the recent Master Plan

NEW BUSINESS: Joint Master Plan Meeting Continued

Survey was mailed to both Village and Township property owners, the information gathered would benefit everyone.

Chairman Francis polled the Township Commissioners present as to whether or not they felt updating the Master Plan jointly would be a good idea. Consensus of the Township Commissioners agreed that jointly working together with the Village could benefit Almont as a whole.

Village Planning Commissioners also agreed that working on a joint Master Plan could be beneficial.

Mr. Wilson noted that the Village and the Township would need to review their respective goals and objectives to ensure that they are currently up to date.

Supervisor Bowman noted that the Village and Township would need to work out the financial end of it with Community Planning & Management. Supervisor Bowman also updated the Commissions on the final results of the survey. The written comments still need to be formatted but should be completed soon.

Both Commissions agreed to wait until the written comments were compiled and the fees from CP&M were agreed upon before starting to work on the joint Master Plan. Village Planning Commission chairman adjourned the Village Planning Commission.

OLD BUSINESS: Review Sign Ordinance Article 2, Section 2.21 -

Supervisor Bowman and Zoning Administrator Lloyd noted that property owners of multi-tenant sites were finding it difficult to give each of their tenants adequate sign space pursuant to the Township's current sign ordinance. It was also noted that some sign contactors were finding the sign ordinance cumbersome and difficult to understand.

Dr. Barkham, DVM, noted that he was located on a multi-tenant site and asked the Commission to review the sign ordinance again keeping in mind that in this economy the size of a sign is important so that their customers can find them. Dr. Barkham also noted that he was contemplating on developing his property on the northwest corner of Van Dyke and Dryden Road.

Article 2, Section 2.02.4 - the 100 setback requirement for accessory buildings was also discussed as well as the placement of accessory buildings in a required or non-required front yard. Commissioners agreed to review Section 2.02 and discuss it in more detail at the November meeting.

REPORTS:

Planner: Mr. Wilson had submitted a written draft copy of 2 examples for site plan review changes. Commissioners agreed that more discussion was needed.

Engineer: Mr. Cory Mabery, PE also submitted a draft copy for site plan review changes.

Zoning Board of Appeals: Commissioner Streeter noted that the two applications for variances from Section 2.02 were granted.

Zoning & Building: September Building & Zoning report was submitted. Also noted was that the Zoning Administrator had spoken to someone who was interested in purchasing industrial zoned property along Van Dyke. The property in question is located behind the Nova Metal building. A Site Plan Application was mailed.


General Comments: None were offered.

Proposed Agenda: Old Business:

- #1. Short Plan Review – Requirements & Standards
- #2. Review section 2.02 – Accessory Buildings
- #3. Review section 2.21 - Signs

MOVED BY LAUWERS AND SUPPORTED BY ZENDER TO ADJOURN THE MEETING AT 8:32 P.M. MOTION CARRIED.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary