

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

OCTOBER 8, 2014

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 P.M. by Chair Steve Francis at the Almont Township /Village Hall, 817/819 N. Main Street, Almont, Michigan 48003. Roll call was taken.

MEMBERS PRESENT: Steve Francis, Fred Hunter, Mark Lauwers, Kim Streeter, Clay Stroup, and Bryan Zender.

MEMBERS ABSENT: Jean Gross and Mr. Doug Piggott from ROWE Professionals Services, and Cory Mabery, P.E. from Davis Land Surveying and Engineering, PC.

ALSO PRESENT: 4 guests

CORRESPONDENCE: Presented by Chairman Francis.

MINUTES: MOVED BY STREETER AND SUPPORTED BY HUNTER TO RECEIVE THE MINUTES FROM SEPTEMBER 10, 2014 AS PRESENTED. MOTION CARRIED.

LATE AGENDA ITEM: None offered.

INTRODUCTIONS: None offered.

PUBLIC HEARING: None Scheduled.

NEW BUSINESS: Sign Application – 4632 Van Dyke

Mr. Pete Rayl of North Bound Auto Repair and AP Gunworks noted that he would like to replace his existing sign and erect a new LED sign. The new sign would be moved more to the north and closer to the R.O.W. than his existing sign.

Upon review of the Sign Ordinance 2.21 it was noted by the Commissioners that the size and placement of the sign fell well within the allowable guidelines for newly erected signs. Mr. Rayl was asked to reread the sign ordinance carefully to make sure that the LED portion of the sign did not exceed the intensity levels for both daytime and nighttime.

Sign Application – 4632 Van Dyke Continued:

MOVED BY ZENDER AND SUPPORTED BY LAUWERS TO APPROVED SIGN APPLICATION (#14-082) AS PRESENTED BY PETE RAYL OF NORTHBOUND AUTO REPAIR AND AP GUNWORKS, WHICH IS LOCATED AT 4632 VAN DYKE. MOTION CARRIED.

OLD BUSINESS: Sign Ordinance 2.21 - Creative /Special Event Signs

Discussion followed on what constitutes a “creative sign”. Upon reviewing the definition of “signs” in section 2.21.M. Commissioners felt that instead of creating a new section, it may be better to amend the definition of signs so that business owners would be allowed to have “creative displays” so long as no wording or logos were attached to the display. Commissioners agreed to instruct Mr. Piggott to research said possibility and report back to the Planning Commission at the November 12, 2014.

Commissioners again reaffirmed their position on enforcing the current sign ordinance as it is, without making any notable changes.

REPORTS:

Planner – N/A

Engineer – N/A

Zoning Board of Appeals – N/A

Zoning & Building Report – N/A

Planning Commission – General Comments: Commissioner Streeter expressed her disappointment over not having a written review from the Planner for the meeting. Chairman Francis noted that the Planner does not need to attend every meeting nor does the Planning Commission need to have a written review for every application, especially when the application is straight forward and simple such a new sign.

Proposed Agenda November 12, 2014: N.B.: Pre-Application Request from Jake Oliver

O.B.: Definition of “signs” and review temporary signs

MOVED BY LAUWERS AND SUPPORTED BY STREETER TO ADJOURN. MOTION CARRIED. MEETING ADJOURNED AT 8:05 P.M.

Respectfully submitted by,



Ida L Lloyd Recording Secretary