

Almont Township

819 N. MAIN STREET
ALMONT, MICHIGAN 48003
PHONE 810-798-8521/FAX810-798-7097
www.almonttownship.org

ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

April 11, 2018

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 /Village Hall, 817/819 N. Main Street, Almont, Michigan 48003. Roll call was taken.

MEMBERS PRESENT: Brad Bletch, Rick Dodge, Steve Francis, Mark Lauwers, and Bryan Zender. Caitlyn McGoldrick of ROWE Professions Services was also present.

MEMBERS ABSENT: Kim Streeter – absent. Jesse Thompson arrived at 7:04 p.m.

ALSO PRESENT: Approx. 6 guests

MINUTES: MOVED BY DODGE AND SUPPORTED BY ZENDER, TO RECEIVE THE MINUTES FROM MARCH 14, 2018 AS PRESENTED . MOTION CARRIED.

CORRESPONDENCE: Presented

PUBLIC COMMENTS: Mr. Richard Anderson of Old Farm Trail was present to express his concerns on the rear lighting at 4310 Van Dyke.

LATE AGENDA ITEM: Re-Zoning part of parcel 44-001-016-015-00 from C1 to C3 as part of the updating the Master Plan Zoning Use Map. Consensus of Planning Commissioner agreed to discuss this under Old Business: #2. Master Plan Update.

Consensus of Planning Commissioners also agreed that due to comments made on the Engineer's report to remove item #1. 4081 Van Dyke – Site Plan 17-01 under Old Business from the agenda and reschedule this item for the May 9, 2018 meeting or until the Engineer is ready to recommend approval of the amended site plan.

INTRODUCTION: N/A

PUBLIC HEARINGS: N/A

NEW BUSINESS: 1. Pre-application from Ann Wolf – dog obedience training, possible Home Occupation

Ann Wolf of 7021 Bordman Road introduced herself and stated that she was looking to operate a dog training business. She stated that she had operated this type of business previously out of her home when she lived in Shelby Township. She stated that if approved she would hold classes once or twice a week and there would only be 4-5 dog plus their owners at each lesson. Mrs. Wolf also noted that she does not board any of the dogs overnight and she trains the dogs not to bark.

Ms. McGoldrick went over Scott Kree's email of October 6, 2017 where he had suggested six ways of possibly handling Mrs. Wolf's request. Discussion followed on the six suggestions. Consensus of Planning Commission members present thought that the best suggestion was to have Mrs. Wolf apply for a Special Land Use under Home Occupation Type 2. In this way all conditions can be agreed upon and set down in writing so that there would be a clear and defined set of rules in which the dog training business would be allowed to be conducted. The Special Land Use application would also give the adjoining neighbors a chance to express any concerns or objections they may or may not have over the dog training business. Mrs. Wolf was given directions to contact the Zoning Administrator and get the proper application form, etc. if she planned on going forward with her dog training business.

OLD BUSINESS:

2. Master Plan Update

Discussion was held on the zoning classification for parcel 44-001-016-011-00 which was zoned Commercial in 1987, but for some reason never was identified on the Master Plan Use Map. Consensus of Planning Commissioners agreed that a C-1 zoning would be appropriate as the property in question is surrounded to the East, South and West by properties that are currently zoned Ag/Residential. Parcel 44-001-016-015-00 was suggested to be totally re-zoned to C-3 due to the change in zoning for the parcel adjacent to the North which was recently re-zoned to C-3.

Planning Commissioners reviewed the proposed Goals and Strategies as presented by Ms. McGoldrick. Suggested changes were made. Ms. McGoldrick noted that she would have the revised Goals and Strategies and all other proposed changes and updates to the Planning Commission before the June 13, 2018 meeting. Ms. McGoldrick reminded the Commissioners that a joint public meeting between the Village and the Township would also need to be held.

Chairman Francis called for a brief break at 8:32 p.m. Meeting was called back into order at 8:38 p.m. Commissioner Zender arrived back at the table at 8:45 p.m.

Commissioner Dodge noted that he had reviewed the current Master Plan and had several questions. Chairman Francis asked that Commissioner Dodge summarize his questions so that the rest of the board could better follow along with the discussion for the June meeting.

OLD BUSINESS CONTINUED:

3. Solar Farms Ordinance Process

Due to the lateness of the hour, consensus of Commissioners present agreed to postpone further discussion on Solar Ordinance until the June 2018 meeting.

4. Site plan/SLU Application Form

An updated and revised Site Plan & Special Land Use Application Packet was reviewed. Consensus of Commissioners present agreed to utilize the revised application packet due to recent changes in personnel and policies.

REPORTS:

Planner – N/A

Engineer – Written report submitted.

Zoning Board of Appeals – N/A

Zoning & Building Report – A township resident had inquired on operating a dog kennel which would require Special Land Use approval.

Also an inquiry was received on the possibility of re-zoning the property at the NW corner of Webster Road and Van Dyke.

Planning Commission – Process Guidelines - Due to some vacation time with his family, Commissioner Thompson had no updates to present.

General Comments: Chairman Francis noted that as soon as the Master Plan was concluded he wanted to start on the text amendments to the Zoning Ordinance.

May 9, 2018 Agenda will include:

Public Hearing: Ann Wolf – Dog Obedience Training – Home Occupation Type 2

**MOVED BY LAUWERS AND SUPPORTED BY THOMPSON TO ADJOURN THE MEETING AT 9:23 P.M.
MOTION CARRIED.**

Respectfully submitted by:

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary