

# Almont Township

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## **ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING**

**SEPTEMBER 9, 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, Bonnie Krauss, Kim Streeter, Dennis Sweers, and Bryan Zender. Also present: Brian Wilson of Community Planning & Management, P.C., and Ray Davis, P.S. of Davis Land Surveying and Engineering, P.C.

**MEMBERS ABSENT:** Fred Hunter

**ALSO PRESENT:** 8 guests

**CORRESPONDENCE:** Correspondence was presented.

**MINUTES:** MOVED BY ZENDER AND SUPPORTED BY KRAUSS TO ACCEPT THE AUGUST 12, 2009 MINUTES AS PRESENTED. MOTION CARRIED.

**PUBLIC COMMENTS:** None Offered

**LATE AGENDA ITEMS:** None

**INTRODUCTIONS:** None

**PUBLIC HEARING:** #1. #09-003 (SLU) Greenia Outdoor Power - Proposed Alterations

Chairman Francis opened the hearing at 7:04 P.M. and asked Mr. Greenia to explain his application.

Mr. Greenia noted that he would like to add 720 square feet onto the front of his existing building. The addition would allow for more interior showroom space and the front façade would have a covered porch that he would also use on a day to day basis to display motor sport vehicles that would be available for sale.

#1. #09-003 Greenia Outdoor Power Proposed Alterations – Continued:

Mr. Greenia also noted that the fence on the south side of the building would be relocated 12 feet to the west and would align itself with the new addition. Mr. Greenia noted that he would be using the existing fencing, only adding 12-feet on the north side to connect the front and side fencing together. Additional landscaping would be planted to give the site a more pleasing appearance.

Mr. Greenia stated that he was not going to be doing any work within the road right-of-way.

Chairman Francis asked if the public had any comments. Mr. and Mrs. Sutter, who live behind Greenia's Outdoor Power, stated that they had no complaint as the improvements are to be constructed in the front and not in the rear of the property.

As no other public comments were offered, Chairman Francis closed the public hearing at 7:08 P.M.

Mr. Wilson reviewed his comments noting that he would recommend that the fencing be black vinyl coated. Mr. Wilson also noted that Mr. Greenia might want to reconsider using EFIS on the exterior due to the fact that in Michigan EFIS does not weather well and has a tenacity to stain, but if these items were acceptable with the Planning Commission, he would recommend approval.

Mr. Davis noted that the revised plans as submitted September 9, 2009 satisfactorily addressed all the concerns from the August 28, 2009 review and stated that DLS&E was recommending engineering approval.

Commissioner Sweers asked for clarification on the drainage. Mr. Davis reviewed the drainage pattern with Commissioner Sweers. Commissioner Sweers stated that he was satisfied with Mr. Davis' explanation.

Commissioner Streeter noted that the type of material Mr. Greenia has chosen was Mr. Greenia's personal choice and that she had no problem with it. Commissioner Streeter asked Mr. Greenia if the outdoor display items were left out after close of business. Mr. Greenia explained that the few items he displays are driven out for the day and then put back in the storage area at the close of the business day.

Commissioners Gross, Krauss, and Zender stated that they had no problems with the site plan as presented.

Chairman Francis asked where the dumpster was located. Mr. Greenia noted on Chairman Francis' site plan the existing location of the dumpster. Chairman Francis asked Mr. Greenia if he would relocate the dumpster back to maintain 3 sides around the dumpster. Mr. Greenia agreed and signed the submitted site plan that detailed the approved location of the dumpster.

#1. #09-003 Greenia Outdoor Power Proposed Alterations – Continued:

MOVED BY ZENDER AND SUPPORTED BY SWEERS TO APPROVE SPECIAL LAND USE APPLICATION #09-003 AS SUBMITTED BY GREENIA OUTDOOR POWER, 3545 VAN DYKE, ALMONT, WITH THE REVISED DUMPSTER LOCATION NOTING THAT SAID APPLICATION MET THE EIGHT STANDARDS FOR SPECIAL LAND USE PURSUANT TO ZONING ORDINANCE NO. 39.15, ARTICLE 5, SECTION 5.02. ROLL CALL VOTE: ZENDER – YES, SWEERS – YES, STREETER – YES, GROSS – YES, KRAUSS – YES, FRANCIS – YES, HUNTER – ABSENT. MOTION CARRIED.

#2. Proposed Amendments to Article 2, section 2.11 – Fences & Article 7, section 7.03 – Trash Receptacles

Chairman Francis opened the public hearing at 7:26 P.M.

Mr. Wilson briefly explained the proposed amendments. As no public comments were offered, Chairman Francis closed the public hearing at 7:28 P.M.

Commissioners noted that they had no questions or comments to offer.

MOVED BY KRAUSS AND SUPPORTED BY STREETER TO RECOMMEND TO THE TOWNSHIP BOARD APPROVAL OF THE PROPOSED AMENDMENTS TO ARTICLE 2, SECTION 2.11 – FENCES AND ARTICLE 7, SECTION 7.03 – TRASH RECEPTACLES AS PRESENTED. ROLL CALL VOTE: KRAUSS – YES, STREETER – YES, ZENDER – YES, FRANCIS – YES, GROSS – YES, SWEERS – YES, HUNTER – ABSENT. MOTION CARRIED.

OLD BUSINESS: #! Sign Ordinance 51.1 – Proposed Revisions

Chairman Francis noted that he had some concerns over the proposed changes to the Sign Ordinance. Chairman Francis noted that he felt that 15 seconds was too long between messages on a digital sign. Chairman Francis stated that he would prefer 10 seconds between messages and that full color should be excluded as it creates a visual hazard. Chairman Francis stated that he would prefer the MDOT color of amber.

Discussion followed on what colors to use and the need to review MDOT standards. Mr. Wilson stated during his research he did not find any specifications from MDOT, but would conduct further research. Mr. Davis noted that he will have Mr. Mabery follow up with MDOT as well.

#1. Sign Ordinance 51.1 – Proposed Revisions

Supervisor Bowman asked what would trigger the need to have an existing sign being removed and replaced with a new sign that meets the current standards. Consensus of the Commissioners agreed that when an applicant comes into the Township to have the sign structure changed, the new sign structure would need to meet the current standards. Re-facing an existing sign should not necessitate the need to have the whole sign structure replaced.

Chairman Francis asked what the Commissioners wanted to do as far as reviewing the sign ordinance. Commissioners Zender briefly reviewed a few points he wanted to discuss, page 3 - B, last paragraph on page 1, page 5 letter E, page 8 - B.1., page 10 - section A and page 12 - #11. Commissioner Zender also suggested that language be included to cover "creative" signs.

Chairman Francis noted that as more information was needed further discussion on the sign ordinance be tabled until the October meeting.

NEW BUSINESS: N/A

REPORTS:

Planner: No report was offered.

Engineer: Mr. Davis gave a verbal update on the construction of private road Serenity Lane

Zoning Board of Appeals: No report was offered.

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

General Comments:

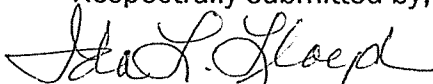
Proposed Agenda for October 14 2009

Old Business: Sign Ordinance 51.1 – Review

New Business: #1. Lisa Schapman – Relocation of business  
#2. Re-zoning east of Van Dyke (Section 34)

CHAIRMAN FRANCIS CLOSED THE MEETING AT 8:12 P.M.

Respectfully submitted by,



Ida L. Lloyd, Recording Secretary