

Almont Township

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

ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

September 12, 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 Fire Hall, 7487 Tubspring Road, Almont, Michigan 48003. Roll call was taken.

MEMBERS PRESENT: Andrea Bara, Brad Bletch, Rick Dodge, Steve Francis, Kim Streeter, and Bryan Zender. Caitlyn Habben of ROWE Professional Services and Cory Mabery PE of Davis Land Surveying & Engineering were also present.

MEMBERS ABSENT: Mark Lauwers. Chairman Francis noted that Mr. Lauwers had notified the Supervisor of his intention to resign from the Planning Commission.

ALSO PRESENT: 4 guests

MINUTES: MOVED BY ZENDER AND SUPPORTED BY DODGE, TO RECEIVE THE MINUTES FROM AUGUST 8, 2018 AS PRESENTED. MOTION CARRIED.

CORRESPONDENCE: Presented

PUBLIC COMMENTS: Mr. Mike Cicchini of 7120 Old Farm Trail noted that a few of the trees looked like they were dying and asked that the Planning Commission have the owners of TDC/STE remove the dying trees and replace them with healthy trees to maintain the buffer between his residential property and STE's commercial property.

Mr. Richard Anderson noted that STE had a vehicle parked outside of the fenced area and requested that the Township's Ordinance Enforcement Officer write a ticket to the owners to have the vehicle removed.

LATE AGENDA ITEM: N/A

INTRODUCTION: Planner, Caitlyn Habben, introduced her assistant Magge Barringer.

PUBLIC HEARINGS: N/A

OLD BUSINESS:

1. TDC/STE UPDATE

Engineer Mabery went over his review of September 10, 2018 of the “as-constructed” plans dated August 28, 2018. Engineer Mabery stated that the plans need to be signed and sealed by the design professional in responsible charge.

Engineer Mabery noted that the vehicle equipment and display area had been shifted closer to the north property line. Engineer Mabery noted that the fenced area at the rear was also increased in size due to the shifting, and that the drainage system is adequately sized to accommodate the change. Consensus of Commissioners agreed that even though those changes are within the setbacks, etc. they should have been brought to the Planning Commissioners first for approval as this is a “special land use”.

The location of the dumpster pad was slightly changed from the original prints, but the new location remains within the screened, fenced area and is considered a minor change. Commissioners agreed.

Engineer Mabery noted the following changes require Planning Commission approval:

1. The revised plans show 14 employee parking stalls at the rear of the building on limestone surface and the revised plans now show 19 customer parking stalls instead of the original 14. Though the change in location of the employee parking may be considered a minor change, the surface change to limestone instead of asphalt needs to be approved by the Commissioners.

2. The applicant has requested that the required curb and gutters be waived and that they be allowed to “sheet flow” the water. Historically, the Township has required curb and gutter in locations that collect and direct surface water flow.

Engineer Mabery noted that the light posts need to be installed and the fire lanes approved by ATRFD and that the paving has not been done.

Mr. John Miller, attorney for TDC/STE, noted that his clients were requesting approval of an extension to November 1, 2018 in which to complete the employee parking area and the exterior lighting and poles. STE was also requesting that an extension be granted on the paving of asphalt over the customer parking and vehicle and equipment display area until June 1, 2019.

Discussion followed by the Planning Commission. Commissioners agreed that curbs and gutters must be installed and that the employee parking surface must be asphalt or other approved hard surface such as concrete. Commissioners also approved the relocation of the employee parking area. Commissioners asked that all revised plans be on 24” x 36” paper so that it will be legible.

1. TDC/STE UPDATE CONTINUED:

MOVED BY ZENDER AND SUPPORTED BY DODGE TO EXTEND STE'S SITE PLAN UNTIL OCTOBER 10, 2018 PROVIDING THAT THE APPLICANT PROVIDES ALL REVISIONS ON 24" X 36" SIZE PAPER THAT HAS BEEN SEALED AND SIGNED BY THE DESIGN PROFESSIONAL, THAT ALL BUFFERING LANDSCAPING BE RE-INSPECTED TO ENSURE HEALTH OF TREES, THAT ALL REQUIRED CURBS AND GUTTERS BE SHOWN ON THE SITE PLAN, AND THAT A WRITTEN TIME TABLE BE PROVIDED SHOWING WHEN ALL OPEN ITEMS WILL BE COMPLETED, AND THAT A NOTE BE PLACED ON THE PLANS NOTING THAT ALL SLIDING DOORS (ORIGINAL HANGER DOORS) BE SECURED TO PREVENT THEM FROM BEING OPENED TO THE PUBLIC. MOTION CARRIED.

2. SUGGESTED TEXT AMENDMENTS

Planner Habben and the Planning Commissioners reviewed the suggested amendments and made some additional changes. Planner Habben noted that she was still working on the Table of Uses, but should have it and the text changes ready for review by the October 10, 2018 meeting.

3. ARTICLE 2, SUBSECTION 2.29 MEDICAL MARIHUANA – PROPOSED AMENDMENTS

Planner Habben noted that she had received the response from the Township Attorney and that the suggested changes have been made pursuant to the court decision rendered in *Deruiter v Township of Byron*.

NEW BUSINESS: N/A

REPORTS:

Planner – Brief discussion was held on shipping/cargo containers being used as accessory buildings. Consensus of Commissioners agreed that more information was needed before they made any decisions.

Engineer – Written report submitted.

Zoning Board of Appeals – N/A

Zoning & Building Report – Verbal report submitted

Planning Commission – Process Guidelines – N/A

General Comments: N/A

October 10, 2018 Agenda will include: Update from STE, and remaining/revised proposed text amendments to Zoning Ordinance.

MOVED BY STREETER AND SUPPORTED BY BARA TO ADJOURN THE MEETING AT 9:00 P.M. MOTION CARRIED.

Respectfully submitted by:

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary

