

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

March 13, 2019

The regular meeting of the Almont Township Planning Commission was called to order at 7:07 P.M. by Chairman Francis at the Almont Township/Village Hall, 819 N. Main Street, Almont, Michigan 48003. Pledge was recited and roll call was taken.

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

MEMBERS ABSENT: Brad Bletch

ALSO PRESENT: 7 guests

MINUTES: MOVED BY STREETER AND SUPPORTED BY BARA TO RECEIVE THE MINUTES FROM FEBRUARY 13, 2019 AS AMENDED. MOTION CARRIED.

CORRESPONDENCE: Presented

PUBLIC COMMENTS: Mr. Jeff Zajko from the Almont Masons was present to inquire on the possibility of the Masons holding a once a month garage sale/flee market. Planning Consultant Habben noted that it was up to the Zoning Administrator to determine whether that would be a permitted use or a special use. As the use was considered a temporary use, it would require special land use approval. Mr. Zajko had been given an application for Temporary Uses and Structures by the Zoning Administrator and the Planning Commissioners asked Mr. Zajko to fill out the application and return it to the Zoning Administrator if the Mason's wished to follow through on the garage sale/flee market idea.

LATE AGENDA ITEMS: Novak Supply & Equipment was added to the agenda as item number four under Old Business.

INTRODUCTION: None

Planning Commission
Page Two
March 13, 2019

PUBLIC HEARING: #1. Parcel 44-001-004-011-10 Special Land Use Application 19.03 (George Tencza)

Chairman Francis opened the public hearing at 7:18 p.m.

Chairman Francis asked Engineer Mabery to go over his March 7, 2019 written review. Engineer Mabery noted that there were several items that needed to be addressed on a set of revised plans. There were thirteen zoning issues and eight engineering issues, some of which would require variances.

It was noted by Commissioner Dodge that a Zoning Board of Appeals meeting was held before the Planning Commission meeting that night and that Mr. Tencza was granted a variance from Article 6, section 6.2.J, section 6.2.L and section 6.2.O thereby allowing Mr. Tencza to construct both driveway accesses without curbs, gutters and having to pave said driveways and also allowing Mr. Tencza to construct his outdoor storage area with a gravel surface and not having to pave it.

Commissioner Streeter noted as there were several items that needed to be addressed that further discussion would be unproductive. Chairman Francis noted that this meeting was to hold a public hearing in order to hear public comments on the proposed project and the special land use.

Chairman Francis asked if there were any public comments. None were offered. Chairman Francis noted for the record that the public comment portion of the hearing was closed at 7:44 p.m.

Mr. Tencza was informed that all comments from both the Planner's and Engineer's reviews needed to be addressed on revised plans and that any missing items such as building elevations, fencing and its screening, landscaping, plus parking lot curbs, as well as all approved variances needed to be shown or noted on the revised plans.

MOVED BY BARA AND SUPPORTED BY DODGE TO POSTPONE SPECIAL LAND USE APPLICATION 19-03 FOR PARCEL 44-001-004-011-10 AS SUBMITTED BY GEORGE TENCZA UNTIL SUCH TIME AS BOTH THE PLANNING CONSULTANT AND ENGINEERING CONSULTANT HAVE NOTED THAT ALL ITEMS HAVE BEEN SATISFACTORILY ADDRESSED AND THE APPLICANT IS READY TO BE PLACED ON AN AGENDA. MOTION CARRIED.

NEW BUSINESS: NA

OLD BUSINESS: 1. Re-Review suggested text amendment for Section 2.14

Commissioner Streeter noted that she had brought to the Township Board's attention the suggested text amendment to Section 2.14 – Measuring Setback Requirements. The Township Board found no objections to the revised language which noted that on a corner lot there would be 2 fronts and 2 rear yards. Commissioner Dodge stated that he was having second thoughts on the proposed text amendment. Discussion followed on the pros and cons.

MOVED BY STREETER AND SUPPORTED BY ZENDER TO APPROVED THE TEXT AMENDMENT FOR SECTION 2.14 AS PROPOSED NOTING THAT AMENDMENTS WILL ALSO BE MADE TO ARTICLE 14, SECTION 14.1 – DEFINITIONS. MOTION CARRIED 5-1.

2.Storage Containers

Commissioner Streeter noted she also shared the proposed language regarding storage containers being used as accessory buildings with the Township Board. The consensus of the Township Board was to not allow them at all. Discussion followed. Consensus of Commissioners agreed that they did not want them next to their properties neither but saw a practical and economical use for residential and especially commercial and industrial zoned districts. Consensus agreed that more background work was needed before a decision could be made and asked Planning Consultant Habben to research the topic more thoroughly.

3. Workshop Dates

After some discussion it was agreed to hold the workshop as presented by ROWE Profession Services Company on Saturday May 11, 2019 between 9:00 a.m. and 11:30 a.m.

4. 3620 VAN DYKE – NOVAK SUPPLY & EQUIP. – POSSIBLE SITE PLAN UPDATE

After viewing the site it was suggested that the owner of 3620 Van Dyke be notified again with a request to meet with the Planning Commission to discuss the matter of the site change and determine as to whether or not a site plan update is required. Zoning Administrator will send a second notice and invite Mr. Novak to the April 10, 2019 meeting.

Planning Commission
Page Four
March 13, 2019

REPORTS:

Planner: None

Engineer: Written report submitted.

Zoning Board of Appeals – Commissioner Dodge gave brief summary of the March 13, 2019 meeting.

Zoning & Building – None

Planning Commission General Comments –

MOVED BY ZENDER AND SUPPORTED BY BARA TO ADJOURN AT 9:12 P.M. MOTION CARRIED.

Respectfully submitted by:

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary