

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

May 8, 2019

The regular meeting of the Almont Township Planning Commission called to order at 7:03 P.M. by Chairman Francis, at the Almont Township/Village Hall, 819 N. Main Street, Almont, Michigan 48003. Pledge of Allegiance was recited, and roll call taken.

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

MEMBERS ABSENT: Ron Schapman

PRESENT: 9 guests

MINUTES: MOVED BY BARA AND SUPPORTED BY ZENDER TO RECEIVE THE MINUTES FROM APRIL 10, 2019, AS PRESENTED. MOTION CARRIED.

CORRESPONDENCE: Presented

PUBLIC COMMENTS: NA

LATE AGENDA ITEMS: Mr. Matthew Henry from Camp Skyline was present to explain that he needed some direction from the Planning Commission regarding the possibility of constructing a second residential dwelling at the camp. Consensus agreed to place Mr. Henry under Old Business just after item #2.

INTRODUCTION: None

NEW BUSINESS: Blake's Home & Garden Center – New sign application 19-02

Mr. Sammy Clark was present along with Paul Blake owner of Blake's Home & Garden Center to present an application for a new LED sign. The new sign would replace the old sign and be relocated to the north of the driveway.

Discussion was held on the type of material that will wrap around the sign post. Mr. Clark noted that all conditions of the sign ordinance will be adhered to.

MOVED BY STREETER AND SUPPORTED BY ZENDER TO APPROVED SIGN APPLICATION 19-02 AS SUBMITTED BY BLAKE'S HOME & GARDEN CENTER LOCATED AT 5590 VAN DYKE CONTINGENT ON THE UNDERSTANDING THAT ALL STANDARDS OF THE SIGN ORDINANCE BE ADHERED TO AND THAT THE APPLICANT PROVIDE ENGINEERING SEALED PLANS TO THE BUILDING DEPARTMENT TO ENSURE CODE COMPLIANCE. MOTION CARRIED.

OLD BUSINESS: #1. Parcel 44-001-009-013-30 – SLU App. 19-02 – Wm. Saintonge

Mr. William Saintonge owner of the parcel in question was present to answer any questions from the Planning Commission.

Engineer Cory Mabery, PE went through his written review of May 7, 2019 noting that his comments on Section 6.2.O could be removed as the applicant had received a variance from said section. Mr. Mabery noted that the drainage calculations need to be revised to meet Almont Township Engineering Standard Ordinance, and that approval from M.D.O.T. be achieved to allow the discharge of water into the M.D.O.T right-of-way. Mr. Mabery concluded stating that he was recommending approval of the site plan contingent on the above information being provided to the Planning Commission.

Planning Consultant Habben noted from her May 3, 2019 plan review that the applicant had addressed most of her concerns from the previous review of April 3, 2019. Discussed by the Planning Commissioners was Section 2.4 - appearance of the front façade. Commissioners agreed that the proposed metal exterior with 3 feet of Waterstone trim met the intent of the section 2.4. Adding two more trees along the front to meet the requirements under section 6.6 were approved.

MOVED BY BARA AND SUPPORTED BY ZENDER TO APPROVE THE SPECIAL LAND USE FOR 1ST CHOICE BUILDING AND MAINTENANCE ON DANIELLE DRIVE PARCEL 44-001-009-016-30 PLANS DATED APRIL 30, 2019 CONTINGENT ON SITE PLAN APPROVAL. MOTION CARRIED.

OLD BUSINESS: #1. Parcel 44-001-009-013-30 – SLU App. 19-02 – Wm. Saintonge Continued:

MOVED BY BARA AND SUPPORTED BY ZENDER TO APPROVE THE SITE PLAN FOR 1ST CHOICE BUILDING AND MAINTENANCE ON DANIELLE DRIVE PARCEL 44-001-009-016-30 PLANS DATED APRIL 30, 2019 CONTINGENT UPON:

- **CORRECTION ON SITE PLAN TO REFLECT THE CORRECT PARCEL ID NUMBER: 44-001-009-016-30.**
- **REVISED GRADES IN THE AGGREGATE PARKING AREA.**
- **ADDRESS ENGINEER’S ADDITIONAL INFORMATION REGARDING CONTROLS AND DISCHARGE RATE OF THE PUMP.**
- **ADDRESS PLANNER’S OUTSTANDING ITEMS 2.4 - APPEARANCE – 8.7, TEMP BUILDING TO MATCH EXISTING FACILITY.**
- **MDOT APPROVAL WILL BE REQUIRED REGARDING DRAINAGE.**
- **OBTAIN ALL REQUIRED PERMITS.**

MOTION CARRIED.

#2. Parcel 44-001-004-011-10 SLU 19-03 – George Tencza

Mr. George Tencza was in attendance to answer any questions from the Planning Commission.

Engineer Mabery noted that his comments were the same as in April 2019 and that he was recommending conditional approval of the site plan.

Planning Consultant Habben went over her April 3, 2019 review letter. There were only a few outstanding items. The berm needs to show the cross section with a 3 to 1 slope ratio. The façade of the proposed building needs to be approved by the Planning Commission. The existing vegetation (trees) that are located in the northwest corner of the lot needs Planning Commission approval to ensure that it meets the intent of a greenbelt. The trash receptacle also needs Planning Commission approval as to screening, wall material and gates. Lastly, is the Planning Commission satisfied with using the chloride method for dust control?

Discussion on the Planner’s review questions followed. The consensus of the Planning Commissioners agreed that the façade, landscaping, trash receptacle and the use of chloride for dust control met the intent of the ordinance. Engineering will review the berm.

MOVED BY ZENDER AND SUPPORTED BY DODGE TO APPROVE THE SPECIAL LAND USE FOR APPLICATION 19-03, PARCEL 44-001-004-011-10 AS PRESENTED BY GEORGE TENCZA CONTINGENT UPON SITE PLAN APPROVAL. MOTION CARRIED

OLD BUSINESS: #2. Parcel 44-001-004-011-10 SLU 19-03 – George Tencza Continued:

MOVED BY ZENDER AND SUPPORTED BY BARA TO APPROVE THE MAY 1, 2019 SITE PLAN SLU 19-03 FOR PARCEL 44-001-004-011-10 AS PRESENTED BY GEORGE TENCZA CONTINGENT UPON THE APPLICANT ADDRESSING ALL COMMENTS FROM THE PLANNER’S AND ENGINEER’S REVIEWS OF APRIL 2019. MOTION CARRIED

LATE AGENDA ITEM: Camp Skyline – proposed site plan revisions – Matthew Henry

Mr. Henry, who is the executive director of Camp Skyline, which is located on Sandhill Road, was present to explain that the Camp would like to expand their programs. By doing so, the Camp will need to hire another full time staff member, which would require the Camp to provide year around housing. The 156 acre site is zoned Ag/Res and already has a full time residential dwelling on site. Mr. Henry noted he had contacted the Township and knows that a variance from section 2.9 will need to be granted in order for the Camp to construct a second dwelling on the property.

Discussion followed on the Special Land Use that is attached to the Camp. Consensus was that IF the Zoning Board of Appeals grants the variance, the Special Land Use will need to be amended to show the change to the site which means a new site plan. Commissioners suggested that the Camp may want to look at the long range use of the site. If the Camp ever decides it no long wants operate as a camp than the site for the proposed new dwelling should be created in such a way that the new dwelling could be split off from the 156 acres and still meet all the standards for land division. Commissioners also suggested that the records be reviewed to determine what the original conditions, if any, were placed on the Camp.

3. Storage Containers

Commissioner Streeter suggested that as the Commissioners were not sure as to which direction this possible ordinance amendment should go, that a six months moratorium be placed on shipping containers and trailers. The moratorium would only affect new units and not units that already exist in the township. Pro and cons were discussed, uses in commercial and industrial zoned properties seemed to be favored, but not in residential zoned areas.

MOVED BY STREETER, AND SUPPORTED BY BARA, TO RECOMMEND TO THE TOWNSHIP BOARD THAT A SIX MONTHS MORATORIUM BE PLACED ON ALLOWING SHIPPING CONTAINERS AND TRAILERS TO BE USED AS ACCESSORY STRUCTURES WITHIN ALMONT TOWNSHIP. MOTION CARRIED 4-2.

Planning Commission
Page Five
May 8, 2019

REPORTS:

Planner – Reminder of the upcoming workshop scheduled for Saturday, May 11, 2019 between 9a.m. and 11:30 p.m.

Engineer – Written report submitted.

Zoning Board of Appeals – Commissioner Dodge gave verbal update on variance granted to Sandhill resident to construct barn in front yard.

Zoning & Building Report – NA

Planning Commission Comments: NA

Agenda: June 12, 2019 – Consensus of Commissioners stated that unless there was new business to conduct that the June meeting be cancelled.

MOVED BY STREETER AND SUPPORTED BY ZENDER TO ADJOURN AT 8:27 P.M. MOTION CARRIED

Respectfully Submitted by:

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary