

# Almont Township

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## ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

February 12, 2020

The regular meeting of the Almont Township Planning Commission called to order at 7:02 P.M. by Chairman Francis, at the Almont Township/Village Hall, 819 N. Main Street, Almont, Michigan 48003. Recited was the Pledge of Allegiance. Roll call taken.

**MEMBERS PRESENT:** Andrea Bara, Brad Bletch, Steve Francis, Kim Streeter and Bryan Zender. Caitlyn Habben and Noah Bussell of ROWE Professional Services Company were also present.

**MEMBERS ABSENT:** Rick Dodge. It was noted that Mr. Ron Schapman had resigned.

**PRESENT:** 3 guests

**ELECTIONS: Chair** – moved by Zender and supported by Streeter to nominate Steve Francis as Chair. Mr. Francis accepted nomination. **MOVED BY ZENDER AND SUPPORTED BY STREETER TO ELECT STEVE FRANCIS AS CHAIR TO THE PLANNING COMMISSION FOR 2020. MOTION CARRIED.**

**Vice Chair** – moved by Streeter and supported by Bletch to nominate Bryan Zender as Vice-Chair. Mr. Zender accepted the nomination. **MOVED BY STREETER AND SUPPORTED BY BARA TO ELECT BRYAN ZENDER AS VICE-CHAIR TO THE PLANNING COMMISSION FOR 2020. MOTION CARRIED.**

**Secretary** – Moved by Zender and supported by Streeter to nominate Bara as Secretary. Ms. Andrea Bara accepted nomination. **MOVED BY ZENDER AND SUPPORTED BY STREETER TO ELECT ANDREA BARA AS SECRETARY TO THE PLANNING COMMISSION FOR 2020. MOTION CARRIED.**

**ZBA LIASION** – Moved by Streeter and supported by Zender to nominate Rick Dodge as the Planning Commission liaison to the Zoning Board of Appeals. Mr. Dodge through an email was open to the position. **MOVED BY STREETER AND SUPPORTED BY BARA TO APPOINT RICK DODGE AS THE PLANNING COMMISSIONN LIASION TO THE ZONING BOARD OF APPEALS. MOTION CARRIED.**

**MINUTES:** **MOVED BY STREETER AND SUPPORTED BY ZENDER TO RECEIVE THE MINUTES FROM NOVEMBER 31, 2019, AS AMENDED. MOTION CARRIED.**

**CORRESPONDENCE:**

**PUBLIC COMMENTS:** NA

**LATE AGENDA ITEMS: NA**

**INTRODUCTION: NA**

**PUBLIC HEARING: NA**

**NEW BUSINESS: 1. 2020 OPEN MEETING RESOLUTION**

**MOVED BY STREETER AND SUPPORTED BY BARA TO APPROVE RESOLUTION AS PRESENTED. ROLL CALL: STREETER – YES, BARA – YES, BLETCH – YES, ZENDER – YES, FRANCIS – YES. MOTION CARRIED.**

2. 2019 ANNUARL REPORT – Due to Mr. Dodge’s absence the 2019 report will be presented at the March 11, 2020 meeting.

**OLD BUSINESS: 1. Approval of exterior vinyl stone product for 1<sup>st</sup> Choice building at 3645 Van Dyke.**

Mr. William Saintonge was present noting that he had decided to put cultural stone on the façade of his building instead of the vinyl. Mr. Saintonge noted that he had a few questions regarding his sign and that of the Mike Riley’s robotic business. The Master Robotic sign has fallen down. The sign was located on property that is owned by Mr. Saintonge. As the sign ordinance does not allow Mr. Saintonge to advertise a business that is not on his property the question was asked how can Master Robotic notify thru signage their business which is located behind Mr. Saintonge’s property and along the private road Danielle Drive. Discussion followed on the fact that Master Robotics may need to seek a variance which could then allow Master Robotics to erect a new sign where the former sign was located. The Zoning Administrator and Planner will review section 2.17 – Signs.

Mr. Saintonge also brought before the Planning Commission a computer sketch of his proposed new sign which is to be located in front of his building. As there was no sign application attached to the sketch, the Planning Commission requested that the Sign Contractor contact the Zoning Administrator and secure a permit application with attached details so that the Commissioners could review the proposed sign for approval.

**#2. Approval of exterior covering for new LED Sign – Blakes’s Farm Market – 5590 Van Dyke.**

Discussion followed on the exterior sheathing on the sign that was approved and erected. Recording Secretary read motion from the May 8, 2019 meeting regarding approval of the sign. Chairman Francis called for a break at 7:44 p.m. while the Zoning Administrator obtained the file 5590 Van Dyke for Commission review. Meeting was called back into order at 7:48 p.m. Commissioners asked that someone from Blake’s be contacted to verify the type of material that was used on the exterior of the sign to cover the pole.

**OLD BUSINESS CONTINUED: 3. Shipping containers – proposed text amendment.**

Planner Habben noted that she had put together by zoning district possible language concerning shipping containers in Almont Township. Planner Habben hoped that by listening to each other a resolution might be reached. Lengthy discussion followed.

MOVED BY STREETER AND SUPPORTED BY BLETCH TO DENY SHIPPING CONTAINERS AT THIS TIME TO BE UTILIZED AS STORAGE/ACCESSORY BUILDINGS IN ALL ZONING DISTRICTS. Discussion followed on how to make shipping containers acceptable in all zoning districts. Streeter agreed to rescind her motion. Bletch also agreed to rescind his support. Motion was rescinded.

**MOVED BY BARA AND SUPPORTED BY STREETER TO UPDATE THE ACCESSORY BUILDING SECTIONS TO STATE THAT SHIPPING CONTAINERS MEET ALL ACCESSORY BUILDING STANDARDS, INCLUDING ROOF PITCH, FAÇADE AND FOUNDATION AND HAVE THE PLANNER BRING THE UPDATED TEXT AMENDMENT LANGUAGE TO THE MARCH 11, 2020 PLANNING COMMISSION MEETING FOR REVIEW. MOTION CARRIED 4-1.**

**4. Proposed text amendment to Zoning Ord. 39, as amended, Article 2 Section 2.3.H.**

Planner Habben presented her proposed text amendment. The text amendment would prohibit an accessory structure from being constructed until after the main dwelling had been built.

**MOVED BY ZENDER AND SUPPORTED BY BLETCH TO ACCEPT THE TEXT AMENDMENT TO SECTION 2.3(H) AS PRESENTED AND HOLD A PUBLIC HEARING AT THE MARCH 11, 2020 PLANNING COMMISSION MEETING. MOTION CARRIED.**

REPORTS: Planner – NA

Engineer – NA

Zoning Board of Appeals – NA

Zoning & Building – NA

Planning Commission Discussion – March 11, 2020 Agenda – Public hearing, possible Blake Sign approval and text amendments regarding shipping containers. also the 2019 Annual Report.

**MOVED BY STREETER AND SUPPORTED BY BARA TO ADJOURN AT 9:02 P.M. MOTION CARRIED**

Respectfully, *Ida L. Lloyd*

Ida L. Lloyd, Recording Secretary

