

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

JUNE 10, 2020

The regular meeting of the Almont Township Planning Commission called to order at 7:03 P.M. by Vice-Chairman Zender, 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, Rick Dodge, Steve Francis (arrived at 7:06 p.m.), James Gostomski, Kim Streeter and Bryan Zender. Caitlyn Habben of ROWE Professional Services Company and Cory Mabery PE of Davis Land Surveying & Engineering were also present.

MEMBERS ABSENT: None

PRESENT: 2 guests

MINUTES: MOVED BY DODGE AND SUPPORTED BY BARA TO RECEIVE THE MINUTES FROM MARCH 11, 2020 AS PRESENTED. MOTION CARRIED.

CORRESPONDENCE: Received.

PUBLIC COMMENTS: NA

LATE AGENDA ITEMS: Add Blake sign under New Business.

INTRODUCTION: NA

PUBLIC HEARING: NA

Vice -Chairman Zender relinquished chairing the meeting over to Chairman Francis at 7:07 p.m.

NEW BUSINESS: 1. Phantom Fireworks – Temporary Structure Application Review (19-04)

Richard Tapper and Randy Evans were present representing Phantom Fireworks. Brief discussion was held on the placement, use, and time frame that the temporary tent and sale of fireworks will be held.

MOVED BY BARA, SUPPORTED BY STREETER, TO APPROVED THE RENEWAL OF SPECIAL LAND USE APPLICATION 19-04 AND ALLOW RICHARD TAPPER OF PHANTOM FIREWORKS TO DISPLAY AND SELL FIREWORKS BETWEEN 10 A.M. AND 10 P.M. ON THE DATES OF JUNE 22, 2020 THROUGH JULY 05, 2020 AT 5945 VANDYKE ROAD. MR. TAPPER IS TO APPLY FOR AND SECURE A PERMIT FOR THE TEMPORARY SIGN, TEMPORARY TENT, AND FOR AN ELECTRICAL INSPECTION. A COPY OF THE LICENSE FROM THE STATE OF MICHIGAN IS TO BE SUBMITTED TO ALMONT TOWNSHIP PRIOR TO JUNE 22, 2020. MOTION CARRIED 7/0.

New Business Continued:

2. As- Built Plans for Sothern Truck Equipment as approved by Twp. Engineer

Discussion was held on the plans that were reviewed and approved by Cory Mabery, P.E. Concerns were raised on the fact that the extra light that was installed on building #5 was not included on the site plan and whether or not that light was in compliance with Article 7, section 7.5 Exterior Lighting Requirements.

MOVED BY BARA, SUPPORTED BY STREETER, TO PROVIDE FINAL APPROVAL OF THE AS-BUILT PLAN (ALMONT #14-002) FOR 4310 VANDYKE, ALMONT, MI 48003 FROM SOUTHERN TRUCK EQUIPMENT (S.T.E.) CONTINGENT ON THE LIGHT ON THE NORTH EAST CORNER OF BUILDING 5 BEING REMOVED, THE LIGHTING PLAN BEING COMPLIANT WITH TOWNSHIP ORDINANCES, BASED ON THE RECOMMENDATION BY ENGINEER MABERY, NOTING THAT THE LAST REVISION DATE ON THE PLAN IS 02/20/2020. MOTION CARRIED 6/1.

3. Annual Reviews –

1. Ray Shavers – 4081/4951 Van Dyke (cold storage bldg.) Engineer Mabery gave update on the site. **MOVED BY DODGE AND SUPPORTED BY ZENDER TO APPROVE A ONE YEAR EXTENSION. EXTENSION WILL EXPIRE ON JUNE 10, 2021. MOTION CARRIED.**

2. James Ligon, Jr. - 3776 Van Dyke - Temporary Bldg. - Expired 1/9/2020. Engineer Mabery noted that no activity had taken place and the application had expired. Consensus of Commissioners agreed that Application 18-02 had become void due to no follow through by the applicant.

3. Country Smoke House – 3294 Van Dyke (Comm. Bldg.) Engineer Mabery noted that work is progressing on the site. **Moved by Bara and supported by Zender to extend the site plan for Country Smoke house.** Question was raised as to whether a motion was required as site work was on going. Bara and Zender agreed to rescind their motion as no motion was required.

4. Wm. Saintonge – 3645 Van Dyke (New Bldg.) Engineer Mabery noted that the project was coming along nicely with only the final pavement, pavement markings, and landscaping needing to be completed.

5. Superior Contracting (Geo. Tencza) – 3044 Van Dyke (New Bldg.) Engineer Mabery noted that landscaping, fencing, final pavement, lighting, and parking areas need to be completed.

6. Pine Crest – Phases 2, 3 & 4 – A letter from Lombardo was received requesting a one-year extension due to the impact of Corvid -19. **MOVED BY STREETER AND SUPPORTED BY BARA TO EXTEND THE SITE PLAN FOR PINE CREST UNTIL AUGUST 14, 2021. MOTION CARRIED.**

7. Blake's Almont Garden Center New Sign – approval of façade. Consensus of the Planning Commissioners was to accept the aluminum façade of Blake's Almont Garden Center new sign as presented.

1. Shipping Containers – proposed text amendment:

Commissioner Zender presented proposed text language for shipping containers by breaking up the number and size of said units by acreage. A lengthy discussion followed with several different suggested amendments or compromises.

MOVED BY STREETER AND SUPPORTED BY BLECH TO DENY SHIPPING CONTAINERS AT THIS TIME TO BE UTILIZED AS STORAGE/ACCESSORY BUILDINGS IN ALL ZONING DISTRICTS. MOTION FAILED 2-5.

Chairman Francis call for a break at 9:07 p.m. Chairman Francis resumed the meeting at 9:13 p.m.

MOVED BY DODGE, SUPPORTED BY ZENDER, TO APPROVE TEXT AMENDMENT TO SECTION 8.7 TABLE OF USE REQUIREMENTS (SHIPPING CONTAINERS). SHIPPING CONTAINERS SHALL BE ALLOWED IN THE A/R, COMMERCIAL, AND INDUSTRIAL DISTRICTS UNDER THE FOLLOWING CONDITIONS:

1. <1.9 ACRES – NOT ALLOWED
1.9 -4.9 ACRES – (1) 8' X 20' (160 SQ. FT.) ALLOWED
5.0 – 9.9 ACRES – (1) 8' X 20 (160 SQ. FT.) OR (1) 8' X 40' (320 SQ. FT.) ALLOWED
10 ACRES OR MORE – NO MORE THAN 2 CONTAINERS ALLOWED
2. MUST BE LOCATED IN THE REAR YARD OUTSIDE THE REQUIRED SETBACK.
3. THE EXTERIOR OF THE STRUCTURE SHALL HAVE AN EARTH TONE COLOR OR BE SIMILAR IN COLOR TO MATCH THE FAÇADE OF THE OTHER BUILDINGS. THE EXTERIOR SHALL BE MAINTAINED TO PREVENT ACCUMULATION OF DIRT AND WEAR.
4. SHALL BE LOCATED WHERE IT CANNOT BE DIRECTLY SEEN FROM THE RIGHT-OF-WAY (R-O-W). LANDSCAPING BUFFER, BERM, FENCING, EXISTING BUILDING, OR OTHER SCREENING TECHNIQUES MAY BE USED SO IT WILL NOT BE DIRECTLY SEEN FROM THE R-O-W.
5. THE STRUCTURE SHALL NOT BE STACKED ON TOP OF ONE ANOTHER IN A VERTICAL FASHION.
6. MUST BE PLACED ON 8-INCHES OF IMPROVED SURFACE, SUCH AS GRAVEL, CRUSHED LIMESTONE, CRUSHED CONCRETE, 21AA OR CONCRETE PAD.
7. FOUNDATION MUST MEET BUILDING CODE.

MOTION CARRIED 5/2

REPORTS:

Planner: NA

Engineer: Written report presented under New Business – Annual Reviews.

Zoning Board of Appeals: NA

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Reports Continued:

Zoning & Building: A preliminary meeting was held with Self-Serve Lumber. SSL has a purchase agreement on a 3.9 Acre parcel just west of the Almont Township Fire Station. Planner Habben was asked by Supervisor Bowman to look into possible text amendments due to a recent Supreme Court decision regarding Medical Marihuana Primary Care Givers.

Planning Commission: NA

July 8, 2020 Agenda items: Public Hearing: proposed text amendment – shipping containers

MOVED BY STREETER AND SUPPORTED BY BARA TO ADJOURN MEETING AT 9:48 P.M. MOTION CARRIED.

Respectfully submitted by,

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary