

# Almont Township

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## ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

August 12, 2020

The regular meeting of the Almont Township Planning Commission called to order at 7:00 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, Rick Dodge, Steve Francis, James Gostomski, Kim Streeter and Bryan Zender. Caitlyn Habben of ROWE Professional Services Company was also present.

**MEMBERS ABSENT:** Brad Bletch

**PRESENT:** 4 guests

**MINUTES: MOVED BY BARA AND SUPPORTED BY DODGE TO RECEIVE THE MINUTES FROM JULY 08, 2020 AS PRESENTED. MOTION CARRIED.**

**CORRESPONDENCE:** Received.

**PUBLIC COMMENTS:** NA

**LATE AGENDA ITEMS:** Pine Crest update was placed under Old Business.  
Blake's Almont Farm Market requested to be removed from the August 12, 2020 meeting agenda.

**INTRODUCTION:** NA

**PUBLIC HEARING:** Proposed text amendments to Article 2, Section 2.21 – Home Occupations, Section 2.29 Medical Marihuana, Article 8, Section 8.6 – Table of Uses and Section 8.7 – Table of Use Requirements

Chairman Francis opened the public hearing at 7:03 p.m. Planner Habben explained the proposed text amendments and the correction to Section 2.29. Also, for clarity, the Planner was asked to include all Home Occupation Types when the text amendments are published for the Township Board. Hearing no further comments, Chairman Francis closed the public hearing at 7:08 p.m.

**MOVED BY STREETER AND SUPPORTED BY BARA, TO FORWARD THE PROPOSED TEXT AMENDMENTS TO ARTICLE 2, SECTION 2.21 – HOME OCCUPATIONS, SECTION 2.29 MEDICAL MARIHUANA, ARTICLE 8, SECTION 8.6 – TABLE OF USES AND SECTION 8.7 – TABLE OF USE REQUIREMENTS, AS REVISED, TO THE TOWNSHIP BOARD FOR THEIR REVIEW AND RECOMMENDATION. MOTION UNANIMOUSLY CARRIED.**

**NEW BUSINESS:** Sign application by 1<sup>st</sup> Choice Building & Maintenance – 3645 Van Dyke

Molly Smith from Signs & More was present to explain the changes to the location of the monument sign and the façade of the sign. It was noted that the sign will include the businesses: 1<sup>st</sup> Choice Building & Maintenance, A Lil' Bit of Sas and Master Robotic. Molly explained that Master Robotic was granted a variance by the Township's Zoning Board of Appeals on July 29, 2020 that would allow them to advertise their business which is located behind the new 1<sup>st</sup> Choice Building & Maintenance building.

Questions were asked about the second business that will be going into the building as to whether or not it was permitted and if there were enough parking spaces to include both businesses, and if the sign had engineering approval. Discussed was the relocation of the sign to align more with the center of the building than what was previously presented. The location of the sign will be within the setbacks as established by sign ordinance 2.17.

Planner Habben stated that "A Lil' Bit of Sas" was a permitted use by right and as the site plan had more than the required parking spaces, it shouldn't be a problem. Planner Habben also noted that the parking was to be administratively reviewed for compliance and that the Township Building Department would review the sign application for building code compliance.

**MOVED BY ZENDER AND SUPPORTED BY DODGE TO APPROVE THE SIGN AS PRESENTED BY SIGNS AND MORE FOR 3645 VAN DYKE. MOTION CARRIED.**

**OLD BUSINESS:** Pine Crest Update

Joe Klee, Director of Land Development for Lombardo Companies, was present to explain that the number of lots were re-configured so that Lombardo Homes would be allowed to construct some four-bedroom single-family dwellings. Therefore, the number of lots have been reduced from what had previously been presented to the Planning Commission. Consensus of the Planning Commissioners requested that Township Engineer, Cory Mabery P.E. be kept apprised of the changes.

**REPORTS:**

Planner: Due to the COVID pandemic, Rowe Services is planning on conducting virtual seminars that would last approx. 1 hour. The Township will be informed as to the dates and times that the seminars will be presented.

Engineer: NA

Zoning Board of Appeals: Commissioner Dodge gave a synopsis of the ZBA meeting held July 29, 2020 for a variance from Sign Ordinance 2.17 regarding the approval of an off-premises sign for Master Robotic.

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REPORTS CONTINUED:

Zoning & Building: Zoning Administrator gave a brief verbal report on the virtual meeting that was held with DTE on August 11, 2020. DTE hopes to have their site plan into the Planning Commission by November/December after applying to the ZBA for some ordinance variances.

Planning Commission: Commissioners expressed their disappointment on Blake's absence from the meeting. Commissioner Streeter updated the Planning Commission on the Township Board's denial of the proposed text amendment concerning storage containers and that the Township Board voted that sections 8.6 and 8.7 be amended to deny any metal shipping containers, containers that were previously used for shipping goods, no semi-truck trailers, licensed or unlicensed, of any size to be used as an accessory storage building or storage container in Almont Township. Commissioner Dodge commented that the Planning Commission needs to work on making motions clearer so that they match the public notices and that the Commissioners need to listen to the Township Board when they have made a request for text amendments or other such items that fall under the Planning Commissioners purview.

September 9, 2020 Agenda items: Public Hearing: proposed text amendments to sections 8.6 and 8.7 and possible definitions.

**MOVED BY ZENDER AND SUPPORTED BY GOSTOMSKI TO ADJOURN MEETING AT 8:12 P.M. MOTION CARRIED.**

Respectfully submitted by,

*Ida L. Lloyd*

Ida L. Lloyd, Recording Secretary