

# ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

MAY 12, 2021

The regular meeting of the Almont Township Planning Commission called to order at 7:00 P.M. by Planning Commission Secretary Streeter, 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, James Gostomski, Steve Hoffa, and Kimberly Streeter.

**MEMBERS ABSENT:** Steve Francis and Bryan Zender

**PRESENT:** 7 guests

**MINUTES: MOVED BY BARA AND SUPPORTED BY HOFFA TO RECEIVE THE MINUTES FROM APRIL 14, 2021 AS PRESENTED. MOTION CARRIED.**

**CORRESPONDENCE:** Received

**PUBLIC COMMENTS:** NA

**NEW BUSINESS: Sign Permit 21-04 – Off Premises ground sign – 3070 Van Dyke**

Molly Smith of Signs & More was present to explain the new sign for Dave Zgnilec of the *Lumberjack Shack*. Ms. Smith noted that a variance was granted by Almont Township's Zoning Board of Appeals for an off-site (premise) sign as the sign location on 3070 Van Dyke while the business is located at 7230 Webster which is an adjoining property. Both properties are owned by Mr. Zgnilec. The sign cabinet is being replaced so that an LED sign can be added. The sign will be 23 feet in height and the sign face will not exceed 100 sq. feet. The ZBA also confirmed that the sign did not overhang into the road right-of-way.

Commissioner Hoffa questioned why the applicant needed a variance pursuant to Sign Ord. 2.17 J. (1). After a brief discussion the Commissioners agreed to revisit the Sign Ordinance 2.17 J. (1) at a future meeting to discuss and clarify that section of the Ordinance.

**MOVED BY BARA AND SUPPORTED BY GOSTOMSKI TO APPROVE SIGN APPLICATION 21—04 AS PRESENTED BY SIGNS & MORE AND DAVID ZGNILEC OF LUMBERJACK SHAK, INC. FOR 3070 VAN DYKE FOR AN OFF PREMISES GROUND SIGN BASED ON APPROVAL OF VARIANCE 21-03 BY THE ZBA ON 5/21/21. THE SIGN MUST COME INTO COMPLIANCE WITH ALMONT TOWNSHIP SIGN ORDINANCE. MOTION CARRIED. 5-0.**

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OLD BUSINESS: N/A

REPORTS:

Planner: Planner Habben has offered to submit motion templates for each application that requires a review by ROWE Services. Commissioners agreed that professional prepared templates for motions would be an efficient way to ensure that motions meet legal requirements.

Engineer: NA

Zoning Board of Appeals: Bara gave a short synopsis of the ZBA May 5, 2021 meeting.

Zoning & Building: An application was made by VP Capitol for a public road. This SLU item will be on the June 2021 agenda.

Planning Commission Comments: Streeter updated the Commissioners on the adoption of the text amendment to Zoning Ordinance No. 39.20, Article 2, Section 2.21D.1(a). The amendment will go into effect May 26, 2021. Commissioner Streeter also encouraged all members to contact other communities as to the Planning and Zoning fees.

**MOVED BY HOFFA AND SUPPORTED BY BARA TO ADJOURN. MOTION CARRIED. MEETING WAS ADJOURNED AT 7:21 P.M.**

Respectfully,

*Ida L. Lloyd*

Ida L. Lloyd, recording Secretary