

ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

JULY 14, 2021

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 P.M. by Planning Commission Chair, Steve Francis, at the Almont Township/Village Hall, 819 N. Main Street, Almont, Michigan 48003. Pledge of Allegiance was recited. Roll call taken.

MEMBERS PRESENT: Andrea Bara, Brad Bletch, Steve Francis, James Gostomski, Steve Hoffa, and Bryan Zender. Also present, Planner Caitlyn Habben from ROWE Professional Services.

MEMBERS ABSENT: Commissioner Kimberly Streeter and Engineer, Cory Mabery, PE from Davis Land Surveying & Engineering, were excused absences.

PRESENT: 15 guests

MINUTES: MOVED BY BARA AND SUPPORTED BY HOFFA TO RECEIVE THE MINUTES FROM JUNE 9, 2021 AS PRESENTED. MOTION CARRIED.

CORRESPONDENCE: Received

PUBLIC COMMENTS: Several comments from the audience were heard regarding Medical Marijuana Primary Care Grow facilities within Almont Township. Questions were asked regarding the number of Medical Marijuana grow facilities in Almont, the conditions under which they were approved, and whether or not the Township could prevent further grow facilities within residential zoned areas.

LATE AGENDA ITEM: New Business – the possibility of moving Medical Marijuana Primary Care Grow facilities to Industrial zoned properties.

Old Business – Liliana Drive

PUBLIC HEARING: Special Land Use 21-04 – Paul’s Truck Repair – Building addition

Chairman Francis opened the public hearing at 7:26 p.m.

Mr. Paul Scheffer was present representing his business Paul’s Truck Repair. Mr. Scheffer noted that he would like to build a 40 foot by 80 foot addition onto the rear of his existing building located at 4248 Van Dyke.

Planner Habben went through her review dated June 18, 2021. It was noted that some minor changes would need to be made to the plans.

Chairman Francis read Engineer Mabery’s written review of July 7, 2021 in which Mr. Mabery noted that there were no outstanding engineering issues and would recommend approval of the proposed building addition.

Discussion was held by the Planning Commissioners. Commissioners agreed that the drawings would need to be updated pursuant to the Planner’s comments noting that a soil boring report could be

Special Land Use 21-04 – Paul’s Truck Repair – Building addition Continued:

handled by the Almont Township Building Department, the loading area appeared to be adequate as submitted, curbs and gutters are not required due to the lack of any major impact on the site, trees seem to be adequately placed and sufficient in number.

Upon hearing no further comments, Chairman Francis closed the public hearing for SLU 21-04 at 7:55 p.m.

MOVED BY BARA, SUPPORTED BY HOFFA, TO WAIVE THE FOLLOWING INFORMATION REQUIREMENTS IN SECTION 4.2B FOR SLU 21-04 REGARDING PAUL’S TRUCK REPAIR LOCATED AT 4248 VAN DYKE ROAD BECAUSE THEY ARE NOT NECESSARY TO VERIFY COMPLIANCE: CURBS AND GUTTERS. MOTION CARRIED, 6 - YEAS, 0 - NAYS.

MOVED BY BARA AND SUPPORTED BY HOFFA TO APPROVE SLU 21-04 SPECIAL LAND USE AND SITE PLAN REQUEST FROM PAUL’S TRUCK REPAIR TO ADD A 40 FOOT X 80 FOOT ADDITION TO THE EXISTING VEHICLE REPAIR SHOP LOCATED AT 4248 VAN DYKE ROAD AS DESCRIBED AND SHOWN IN THE PROVIDED SITE PLAN BECAUSE IT MEETS STANDARDS A-D IN SECTION 5.3 WITH THE FOLLOWING CONDITIONS: TO ADDRESS ALL OUTSTANDING CONCERNS LISTED IN THE PLANNING AND ENGINEER REVIEW REPORTS. MOTION CARRIED, 6 - YEAS, 0 - NAYS.

NEW BUSINESS: #1. Sign permit 21-05 – new ground sign – 4701 Van Dyke – Legacy Metal Services, Inc.

Terry Moore, owner of Legacy Metal Services, was present to explain that he and his wife Sherry purchased the building at 4701 Van Dyke for their business. The existing sign frame is deteriorating and needs to be replaced but the sign base foundation is still in good shape. Therefore, Mr. Moore was present requesting that he be allowed to erect a new sign frame on top of the existing base. The posts will be covered with anodized aluminum.

MOVED BY ZENDER AND SUPPORTED BY HOFFA TO APPROVE SIGN PERMIT APPLICATION 21-05 FROM LEGACY METAL SERVICES, INC. LOCATED AT 4701 VAN DYKE BECAUSE IT IS IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES AND CODES BY ALMONT TOWNSHIP CONTINGENT UPON: SIGN POLES BE COVERED WITH ANODIZED ALUMINUM. MOTION CARRIED, 6 – YEAS, 0 – NAYS.

#2. Discussion on the possibility of relocating Medical Marihuana Primary Care Grow facilities from Type 3 – Home Occupation in Ag/Res zoned areas to Industrial zoned areas.

A request from some Township residents was received that inquired as to the possibility of relocating MM Primary Care Grow from Agricultural/Residential zoned districts to Industrial zoned districts. The Commissioners asked Planner Habben and/or the Township attorney to review this request and provide the Township with a possible draft ordinance. Any text amendments to the Zoning Ordinance will require a public hearing, therefore the audience was invited to participate in any public discussions concerning text amendments.

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OLD BUSINESS: #1. Proposed text amendments to Article 4, section 4.3.B

Upon brief discussion, the Commissioners decided not to amend the text regarding the validity of site plan approval.

#2. Liliانا Drive – Engineer’s review of July 7, 2021

Mr. Sal Pansera the developer of Liliانا Drive asked if he was still approved based on the June 9, 2021 motion, or if there was something more, he needed to do based on the Engineer’s July 7, 2021 review. Consensus from the PC members were that Mr. Pansera could proceed with the construction of the public road providing he had received County approvals and permits.

REPORTS:

Planner: Habben asked if the Commissioners liked the draft motions. Consensus of Commissioners stated that they found the draft motions very helpful.

Engineer: NA

Zoning Board of Appeals: NA

Zoning & Building: No new applications, though there have been some developers who have shown interest in moving their businesses to Almont.

Planning Commissioners: Due to Commissioner Streeter’s absence, Shavers, 1st Choice Maintenance, and Superior Contracting will be discussed at the August 11, 2021 meeting.

Agenda: August 11, 2021 – Old Business: Shavers, 1st Choice Maintenance and Superior Contracting.

New Business: Possible text amendment/discussion regarding Medical Marihuana Primary Care Growers in Industrial zoned districts

MOVED BY HOFFA, AND SUPPORTED BY BARA TO ADJOURN. MOTION CARRIED. MEETING WAS ADJOURNED AT 8:56 P.M.

Respectfully submitted:

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary