

Almont Township

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draft
**ALMONT TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

December 14, 2011

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

MEMBERS PRESENT: Steve Francis, Jean Gross, Mark Lauwers, Kim Streeter, Dennis Sweers, and Bryan Zender. Also present: Brian Wilson of Community Planning & Management, PC.

MEMBERS ABSENT: Fred Hunter (excused absence)

ALSO PRESENT: 1 guest

CORRESPONDENCE: Correspondence was presented.

MINUTES: MOVED BY ZENDER AND SUPPORTED BY SWEERS TO RECEIVE THE NOVEMBER 9, 2011 MINUTES AS PRESENTED. MOTION CARRIED.

PUBLIC COMMENTS: None offered.

LATE AGENDA ITEMS: N/A.

INTRODUCTIONS: Student from Norway

PUBLIC HEARING: N/A

NEW BUSINESS: 1. Site Plan Application 11-001 (Mobil Mart) – Accessory Building

Habib Saba was present representing Mobil Mart. Mr. Saba explained that the utility building would be used for cold storage only. The accessory building's exterior would match that of the existing building. There will be interior lighting and a light (matching those on the existing building) over the door. Mr. Saba noted that he does not plan to landscape around the accessory building unless necessary. Mr. Wilson noted that landscaping is not required.

1. Site Plan Application 11-001 (Mobil Mart) – Accessory Building Continued:

MOVED BY STREETER AND SUPPORTED BY SWEERS TO APPROVE APPLICATION #11-001 – MOBILE MART WHICH IS LOCATED AT 3983 VAN DYKE FOR THE CONSTRUCTION OF A 30' X 30' ACCESSORY BUILDING SUBJECT TO THE FOLLOWING: THAT THE BUILDING MATERIALS OF THE PROPOSED ACCESSORY BUILDING MATCH THE EXISTING BUILDING, AND THAT THE APPLICANT INSTALL ONE SECURITY LIGHT ON THE ACCESSORY BUILDING THAT WILL BE SIMILAR TO THE LIGHTING ON THE EXISTING BUILDING.

ROLL CALL VOTE: STREETER – YES, SWEERS – YES, LAUWERS – YES, GROSS – YES, ZENDER – YES, FRANCIS – YES, HUNTER – ABSENT. MOTION CARRIED.

OLD BUSINESS:

1. Article 2, Section 2.02.4

Discussion was held on adjusting the setback requirements for accessory buildings. Due to several Zoning of Appeals applications, the Commissioners were asked to take another look at the setbacks, especially for accessory buildings over 600 square feet in size. Parcels under 2 acres in size were having difficulty meeting the current 100 foot setback. After lengthy discussion the consensus of the Commissioners agreed to amend said section and allow a setback of fifty feet (50) for accessory buildings on parcels under 2 acres and to allow accessory buildings for parcel 2 acres and over a setback of 75 feet providing said accessory building is not used to house animals.

2. Proposed Amendment to Submission Requirements

Discussion was held on the draft amendment to Planning Commission Review Criteria. Commissioners suggested that any additional building space shall be limited to **50%** instead of 10% of the total approved space and shall not exceed more than 3,000 additional square feet. These suggestions were made in an effort to help the Commissioners facilitate the submission requirements with minor changes to an existing and approved site plan.

Mr. Wilson will make the necessary amendments as discussed to Article 2, section 2.02.4 and submission requirements and a public hearing will be held at the January 11, 2012 regular meeting

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REPORTS:

Planner: None submitted.

Engineer: None submitted.

Zoning Board of Appeal: None submitted.

Zoning & Building: November Building & Zoning report was submitted.

General Comments: None offered.

Proposed Agenda: January 11, 2012

Public Hearing: Amendments to Article 2, section 2.02.4 & Submission
Requirements

Old Business: Proposed amendments to Article 2, Section 2.21

New Business: Open Meetings Resolution
2012 Elections

**MOVED BY SWEERS AND SUPPORTED BY LAUWERS TO ADJOURN THE MEETING AT
7:53 P.M. MOTION CARRIED.**

Respectfully submitted by,

Ida L. Lloyd, Recording Secretary