

**Minutes from the
Almira Township Planning Commission Meeting
August 03, 2021
6:00 p.m.**

Call to Order: Chairperson Ratajczak called the meeting to order at 6:00 p.m. at Almira Township Hall in the Village.

Members Present were: Bill Ballard, Vince Edwards, Melissa Martin, Ryan Ratajczak, Lori Florip

Members Absent were: Duane Newman

Additions/Deletions to Agenda: NA.

Approval of Agenda: Motion by Edwards, supported by Florip. All ayes, motion passed.

Approval of Minutes: Motion by Edwards, supported by Florip, to approve the minutes of July 6, 2021. All ayes, motion passed.

Brief Public Comment: NA

Zoning Administrator: Z/ A Williams presented his monthly report. Dunesville music festival took place this past month at the Harm's farm. No complaints or issues during this festival. An additional festival has been proposed August 27-29th which may bring in up to 1500 attendees. The township is working on the application for this proposal and plans to address at their August 10th board meeting.

Township was approached by Granau Host Compliance – Short Term Rental assistance services. Currently working with various township in the area including Long Lake to help manage their STRs. Williams spoke with Long Lake and they pay \$12k in service fees to this company.

Other items:

Review of proposal to convert current hops farm to a hemp/marijuana processing facility. Putz farm. Township is reviewing this proposal for various compliance issues.

Complaints about dog barking.

Township Board Representative: Township Board member Florip reported: Music in the Park will take place on Saturday August 28th.

Zoning Board of Appeals Representative: Appointed Melissa Martin to assume role as ZBA rep.

Intergovernmental Representative: Village Council Member Edwards reports that the Lake Ann Days event will be held August 11th.

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Conflict(s) of Interest: NA

Guests: NA

Old Business:

A. Zoning Map Review:

- a. Equalization is working on some overlay maps. More info to follow.

B. Master Plan Review:

- a. Review approved scope of work: Edwards will follow up with Mr. Cooke to scheduling meetings.

New Business:

A. Site Plan Review:

- a. **9189 Great North Tr.** – Accessory Dwelling Application
- b. **6664 Lakewood Ct.** – Short Term Rental Application

Section 7.05 – Site Plan Application Review

B. The Planning Commission shall have the responsibility and authorization to review and approve, disapprove or approve with conditions, the Site Plan in accordance with requirements of the zoning district in which the proposed use is located and all other applicable requirements set forth in this Ordinance. The Planning Commission shall further consider the following standards:

1. Whether the sewage disposal and water systems meet the applicable health and sanitary codes and ordinances.
2. Whether the location and nature of the use will not conflict with any principal permitted use of the district or neighborhood.
3. Whether the use will not create any major traffic problem or hazard.
4. Whether the use will not be any more objectionable to adjacent and nearby properties than would be any permitted principal use of the district by reason of traffic, noise, vibration, dust, fumes, smoke, odor, fire hazard, glare, flashing lights, or disposal of waste and sewage.
5. Whether the use will discourage or hinder the appropriate development and use of adjacent premises and the neighborhood.

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6. Upon approval of the site plan, the master deed and by-laws for condominium projects shall become part of the site plan; consequently, any later changes to these documents relating to the use of the property itself will be considered a change to the site plan and must be approved by the Planning Commission. (N/A)

7. The proposed site plan shall be consistent with the general principles and objectives of the Township's Master Plan.

The Planning Commission did not find any objections to the standards outlined in Section 7.05 for either application.

A motion was made by Edwards and supported by Ballard to approve the applications. All ayes.

The Short Term Rental application was approved with the condition that a one-year probationary period will be enacted to measure compliance with the conditions outlined within the ordinance.

Extended Public Comment: None

Commissioner Comments: None

Chair Comments: None

Adjourn: 8:06 p.m.

William Ballard
Recording Secretary