

# Almont Township

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## ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

November 14, 2018

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/Village Hall, 819 N. Main Street, Almont, Michigan 48003. Pledge was recited and roll call was taken.

**MEMBERS PRESENT:** Andrea Bara, Brad Bletch, Rick Dodge, Steve Francis, Kim Streeter, and Bryan Zender. Caitlyn Habben of ROWE Professional Services and Cory Mabery PE of Davis Land Surveying & Engineering were also present.

**MEMBERS ABSENT:** Ron Schapman

**ALSO PRESENT:** 8 guests

**MINUTES: MOVED BY ZENDER AND SUPPORTED BY DODGE, TO RECEIVE THE MINUTES FROM OCTOBER 10, 2018 AND THE MINUTES FROM THE SPECIAL MASTER PLAN HEARING OF OCTOBER 23, 2018 AS PRESENTED. MOTION CARRIED.**

**CORRESPONDENCE:** Presented

**PUBLIC COMMENTS:** N/A

**LATE AGENDA ITEMS:** N/A

**INTRODUCTION:** N/A

**PUBLIC HEARINGS:** 1. Application #18-04 – DEI PROPERTIES – Complete Pine Crest Phases 2, 3, & 4

Chairman Francis noted for the record that he was opening the public hearing at 7:04 p.m. It was noted that all legal provisions for public notices were met.

Mr. Chris Cousino, Director of Real Estate Development for DEI Properties, updated the Planning Commissioners on the proposed completion of phases 2, 3 and 4 of the Pine Crest Development. By completing the phases, this will create approx. 52 additional lots with homes. Mr. Cousino noted that DEI was working with the Lapeer County Health Department and Road Commission on this project in order to obtain the proper approvals and permits.

**PUBLIC HEARINGS:** 1. Application #18-04 – DEI PROPERTIES – Complete Pine Crest Phases 2, 3, & 4 Continued:

Planning Consultant Habben went over her review noting the corrections that needed to be made to the site plan. Sections 9.j, 9.m and 4.4 needs to be considered by the Planning Commissioners. Sections 8.4 (Minimum Lot width and Minimum Floor areas) needs to be reconfigured so that they meet the minimum requirements of said section. Front yard setbacks need to be corrected as the applicant has stated that the public road will be extended and will not be a private road; and a note should also be placed on the plans indicating whether or not basements will be excavated.

Comments from the audience were heard. Questions were asked regarding whether or not the same deed restrictions would be upheld for the new phases or if there would new restrictions. Mr. Cousino stated that DEI Properties would meet with the Homeowners Association to make sure that the deed restrictions are comparable with the current ones. Mr. Cousino also stated that DEI Properties will partner with Lombardo Homes to ensure quality and square footage of newly built homes with side entrance garages.

Adjoining property owners asked questions concerning wells and drainage. Mr. Cousino stated that DEI Properties will be working with the Lapeer County Health Department to ensure the safety of the water as well as sewer systems and that care will be given to ensure proper drainage.

Hearing no further public comments, Chairman Francis noted for the record that the public comment portion of the hearing was closed at 7:30 p.m.

Engineering Consultant Cory Mabery, PE presented his November 7, 2018 comments. There were several zoning items that still needed to be added to the site plan/application. Engineering concerns were discussed. Grading changes need be addressed and a complete drainage plan submitted. Driveway culvert sizes must be added to the site plan. The road, whether private or public, must meet the standards in Ordinance 42.4 or the Lapeer County Road standards.

Discussion was held by the Commissioners. The Planning Commission suggested that the Pine Crest HOA send a notice to all property owners of Pine Crest notifying them to respect the neighboring properties and their animals and keep off their properties. It was decided that due to the legalities it would be best that the HOA determine whether or not they wanted to endure the cost of creating a playground area for the development. The need as to whether or not a Development Impact Statement was necessary was discussed. Some felt it wasn't as most of the items have been or will be addressed through county agencies and/or by the developer.

MOVED BY STREETER AND SUPPORTED BY BARA TO REQUIRE A DEVELOPMENT IMPACT STATEMENT FROM DEI PROPERTIES FOR PINE CREST PHASES 2, 3, AND 4. ROLL CALL VOTE: STREETER – YES, BARA – YES, BLETCH – NO, DODGE – NO, ZENDER – NO; FRANCIS ABSTAINED NOTING THAT HE WOULD ONLY VOTE IF IT WERE A TIE. MOTION FAILED 2-3.

It was noted that due to the number of deficiencies, DEI Properties will be placed on the December agenda under Old Business.

**PUBLIC HEARINGS:** 2. Text Amendments to Zoning Ordinance 39, as amended

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Chairman Francis noted for the record that the public hearing for the proposed text amendments was opened at 8:06 p.m. It was noted that all publications and notices had been legally published and mailed.

Planning Consultant Habben explained all the proposed amendments to sections 2.14, 2.29, 6.2, 7.5, 8.2, 8.8 and the modifications to Section 2 General Provision, 8.2 Table Of Uses, 8.3 Table of Use Requirements, and Article 14 definitions.

As no public comments were offered, Chairman Francis closed the public hearing for the proposed text amendments at 8:13 p.m.

**MOVED BY ZENDER AND SUPPORTED BY DODGE TO RECOMMEND TO THE TOWNSHIP BOARD APPROVAL OF THE TEXT AMENDMENTS TO ZONING ORDINANCE NO. 39 AS PRESENTED. ROLL CALL VOTE: ZENDER – YES, DODGE – YES, BARA – YES, BLETCH – YES, STREETER – YES, FRANCIS – YES. MOTION CARRIED.**

NEW BUSINESS: NA

OLD BUSINESS: 1. TDC/STE Update/Request for Extension

Attorney at Law, Mr. John Miller was present on behalf of his clients, TDC/STE. Mr. Miller updated the Commissioners on the October 31, 2018 Zoning Board of Appeals results. The ZBA granted a variance from Zoning Ordinance No. 39, Article 6, Section 6.2 L – which would allow the employee parking area to be constructed with a gravel surface and not pavement. The Zoning Board of Appeals denied a variance request from Zoning Ordinance No. 39, Article 6, Section 6.2.O Curbs. Therefore the applicants must construct curbs and gutters according to said section. Mr. Miller requested an extension until June 2019 thereby giving his clients sufficient time to finish the project, especially installing the curbs and gutters.

Commissioners expressed their satisfaction over the amount of work that has been completed over the past few months and how most of the concerns had been successfully addressed.

**MOVED BY STREETER AND SUPPORTED BY ZENDER TO EXTEND THE TIME FRAME IN WHICH TO COMPLETE THE SITE PLAN FOR TDC/STE UNTIL JUNE 12, 2019. MOTION CARRIED 6-0.**

2. The Use of Shipping/Cargo container as Accessory Buildings

Commissioner Zender suggested that the shipping/cargo discussion be postponed until the January 9, 2018 meeting. Consensus of the Commissioners agreed.

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REPORTS: Planner – The spring training workshop was discussed. Planning Consultant Habben noted that she has spoken with approximately 5 other communities who were interested in attending. Chairman Francis suggested that it be held during a scheduled Planning Commission meeting, while others suggested it be held on a Saturday morning so that more people could attend.

Engineer – Written report submitted.

Zoning Board of Appeals – Commissioner Dodge gave a verbal report.

Zoning & Building Report – Zoning Administrator gave a verbal report.

Planning Commission General Comments – Township & Village Joint Master Plan update was approved by the Township Board on November 12, 2019.

December 12, 2018 Agenda Items – Public Hearing: Rodeo Homes Re-Zoning Request

Old Business: DEI Properties (Pine Crest)

**MOVED BY ZENDER AND APPROVED BY DODGE TO ADJOURN THE MEETING AT 8:59 P.M. MOTION CARRIED.**

Respectfully submitted by,

*Ida L. Lloyd*

Ida L. Lloyd, Recording Secretary