

Almont Township

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ALMONT TOWNSHIP PLANNING COMMISSION SPECIAL MEETING

December 19, 2018

The special meeting of the Almont Township Planning Commission was called to order at 7:03 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.

MEMBERS ABSENT: Ron Schapman

ALSO PRESENT: 6 guests

MINUTES: MOVED BY BARA AND SUPPORTED BY ZENDER, TO RECEIVE THE MINUTES FROM DECEMBER 12, 2018 AS PRESENTED. MOTION CARRIED.

CORRESPONDENCE: None presented

PUBLIC COMMENTS: None offered.

LATE AGENDA ITEMS: N/A

INTRODUCTION: N/A

PUBLIC HEARINGS: 1. Re-zoning Application 18-02 – Rodeo Homes (Re-zone parcels 44-001-034-010-00 & part of 44-001-034-011-00 from Ag/Res to R-1A, Single Family Residential

Chairman Francis noted for the record that the public hearing was opened at 7:04 p.m. Mr. Sal Pansera owner and developer of said properties was present to explain that he wished to re-zone the properties as described from Ag/Res to R-1A Single Family Residential as the soils were conducive to a subdivision or condominium type development. Parcel 2 is currently being mined. The project would be very similar to that of Pine Crest which is located directly across the road to the west. Mr. Pansera stated that he would like to hold part of parcel #1 for future re-zoning, possibly commercial. Mr. Pansera noted that it would fit in with the Master Plan. The properties extend from Van Dyke to Kidder Road and the combined total is approx. 78 acres.

PUBLIC HEARINGS: 1. Re-zoning Application 18-02 Continued:

Commissioner Streeter noted that she did not favor creating different zoning districts on the same parcel. Discussion was held on the potential uses for the property.

Chairman Francis opened the hearing to the public at 7:15 pm. Mr. Frank Beranek noted that he had seen the plans and felt that more details were needed such as the number of parcels that could be created, where the road would go and how many lake front properties would be created. Mr. Dennis and Mrs. Linda Beranek who live on Kidder Road stated that they did not want a lot of homes being built. They both preferred that the properties remain zoned Ag/Residential to retain the rural character of the area.

Chairman Francis noted that the public comment portion of the hearing was being closed at 7:40 p.m.

After further discussion and after discovering a few minor corrections that needed to be made Commissioners agreed that more information such as a more defined legal description along with the C-3 zoning needs to be placed on the site plan before they could make a recommendation to the Township Board.

MOVED BY ZENDER AND SUPPORTED BY BARA TO POSTPONE RE-ZONING APPLICATION 18-02 UNTIL THE JANUARY 9TH OR FEBRUARY 13TH, 2019 MEETING THEREBY GIVING THE APPLICANT SUFFICIENT TIME TO REVISE THE PLANS TO INCLUDE THE ENTRANCE OFF OF VAN DYKE, REVISED AND DEFINE THE LEGAL DESCRIPTIONS, AND TO NOTE ON THE PLANS THE 3.1 ACRES THAT IS CURRENTLY ZONED C-3 (GENERAL COMMERCIAL). MOTION CARRIED 6-0.

As there was no further business to attend to Chairman Francis asked for a motion to adjourn.

MOVED BY STREETER AND SUPPORTED BY ZENDER TO ADJOURN THE MEETING AT 7:47 P.M. MOTION CARRIED.

Respectfully submitted by,

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary

