

ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

JUNE 9, 2021

The regular meeting of the Almont Township Planning Commission 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. Recited was the Pledge of Allegiance. Roll call taken.

MEMBERS PRESENT: Andrea Bara, Brad Bletch, Steve Francis, James Gostomski, Steve Hoffa, Kimberly Streeter and Bryan Zender. Also present, Cory Mabery, PE from Davis Land Surveying & Engineering.

MEMBERS ABSENT: None (Planner Caitlyn Habben from ROWE Services was an excused absence)

PRESENT: 15 guests

MINUTES: MOVED BY STREETER AND SUPPORTED BY BARA TO RECEIVE THE MINUTES FROM MAY 12, 2021 AS PRESENTED. MOTION CARRIED.

CORRESPONDENCE: Received

PUBLIC COMMENTS: NA

LATE AGENDA ITEM: Streeter asked that Article 4, section 4.3.B. be discussed under Old Business

PUBLIC HEARING: Proposed Public Road "Liliana Drive" – 44-001-024-019-00

Mr. Sal Pansera of VP Capital was present to explained that he had purchase 59.98 acres and planned on developing a public road with a maximum of 16 land divisions. Mr. Pansera noted that he needed approval from the Township before he could proceed with the Lapeer County Road Commission.

Chairman Francis opened the hearing to the public at 7:05 p.m. Discussion was held on the location of the road approach, the length of the road, the number of land divisions allowed under the State Land Division Act, drainage, and how the proposed development would affect the neighboring properties.

After hearing no further comments, Chairman Francis closed the hearing to public comments at 7:25 P.M.

Township Engineer, Cory Mabery, PE went through his review. As the plans received were general in layout Mr. Mabery recommended that the plans be revised to include the information required as part of the Public/Private Road Review Application prior to consideration of approval by the Planning Commission.

MOVED BY BARA AND SUPPORTED BY ZENDER TO APPROVE SITE PLAN 21-03 BY VP CAPITAL LLC FOR LILIANA DRIVE- PUBLIC ROAD, ALMONT, MI 48003. APPLICANT IS TO OBTAIN APPROVAL FROM LAPEER COUNTY ROAD COMMISSION AND LAPEER COUNTY HEALTH DEPARTMENT.

ROLL CALL VOTE: BARA – YES, ZENDER – YES, STREETER – YES, HOFFA – YES, GOSTOMSKI – YES, BLETCH – YES, FRANCIS – YES. MOTION CARRIED.

NEW BUSINESS: Annual Reviews –

1. RAY SHAVERS – email was received requesting extension. Engineer’s report showed that seven (7) items still needed to be completed on the site plan. Open building and electrical permits still need to be inspected for approval.

MOVED BY STREETER, SECONDED BY ZENDER, TO GIVE THE APPLICANT 30 ADDITIONAL DAYS FROM JUNE 9, 2021 TO RESPOND IN WRITING OR IN PERSON TO THE ALMONT TOWNSHIP PLANNING COMMISSION AS TO THE CURRENT STATUS OF THE ONGOING PROJECT AT 4081/4951 VAN DYKE. THE PLANNING COMMISSION REQUEST A WRITTEN STATUS REPORT BE PROVIDED BY THE APPLICANT FOR TOWNSHIP RECORDS. PRIOR PLANNING COMMISSION APPROVALS FOR THE OPEN PROJECT(S) AT 4081/4951 VAN DYKE WILL EXPIRE ON JULY 14, 2021 IF THE REQUESTED DOCUMENTATION AND COMMUNICATION IS NOT RECEIVED. A LETTER WILL BE SENT BY THE PLANNING COMMISSION TO THE APPLICANT SO THAT HE IS AWARE OF THE PLANNING COMMISSION’S FORMAL REQUEST. MOTION CARRIED. 5 - YES, 2 - NO.

2. WM. SAINTONGE – 1ST CHOICE MAINTENANCE - no correspondence, written or verbal, was received. Engineer’s report shows that there a four (4) items that need to be completed on the site. Final building Certificate of Occupancy has not been issued due to site not being completed.

MOVED BY STREETER, SECONDED BY BARA, TO GIVE THE APPLICANT 30 ADDITIONAL DAYS FROM JUNE 9, 2021 TO RESPOND IN WRITING OR IN PERSON TO THE ALMONT TOWNSHIP PLANNING COMMISSION AS TO THE CURRENT STATUS OF THE ONGOING PROJECT AT 3645 VAN DYKE. THE PLANNING COMMISSION REQUEST A WRITTEN STATUS REPORT BE PROVIDED BY THE APPLICANT FOR TOWNSHIP RECORDS. PRIOR PLANNING COMMISSION APPROVALS FOR THE OPEN PROJECT(S) AT 3645 VAN DYKE WILL EXPIRE ON JULY 14, 2021 IF THE REQUESTED DOCUMENTATION AND COMMUNICATION IS NOT RECEIVED. A LETTER WILL BE SENT BY THE PLANNING COMMISSION TO THE APPLICANT SO THAT HE IS AWARE OF THE PLANNING COMMISSION’S FORMAL REQUEST. MOTION CARRIED. 7 - YES, 0 - NO.

3. GEORGE TENZA – SUPERIOR CONTRACTING - Written request was received requesting extension. Mr. Tenza was also present. Mr. Tenza noted that he is working on revisions to his site plan and therefore requested additional time in which to complete his site. Engineer Mabery went through his review noting that some landscaping was to be completed and that Mr. Tenza had not put up his fencing or installed the dumpster enclosure.

MOVED BY STREETER TO EXTEND SITE PLAN APPROVAL FOR SUPERIOR CONTACTING FOR ONE (1) YEAR. MOTION DIED FOR LACK OF SUPPORT.

Annual Reviews continued:

3. George Tenza – Superior contracting continued:

MOVED BY HOFFA AND SUPPORTED BY ZENDER TO EXTEND THE SITE PLAN FOR SUPERIOR CONTRACTING (GEORGE TENZA) AT 3044 VAN DYKE FOR 60 DAYS THEREBY ALLOWING THE APPLICANT TO SUBMIT HIS REVISED PLANS BEFORE THE PLANNING COMMISSION. MOTION CARRIED. 6 – YES, 1 – NO.

4. SOUTHERN TRUCK EQUIPMENT – Mr. Mabery went over his report noting the applicant submitted an As Built Site Plan on 2/20/2021. Notes on the plans showed two proposed lights on Building #5. The lights installed are tilted at an approximately 45 degree angle. As the lights can be adjusted downward, the applicant/owner was requesting Planning Commission approval for the lights.

MOVED BY HOFFA, AND SUPPORTED BY GOSTOMSKI, TO APPROVED THE AS BUILT SITE PLANS AS SUBMITTED FROM SOUTHERN TRUCK EQUIPMENT ON 2/20/2021 WITH THE STIPULATION THAT ALL LIGHTS BE ANGLED DOWNWARD PURSUANT TO THE TOWNSHIP ORDINANCE. MOTION CARRIED. 7 – YES, 0 - NO.

5. PINE CREST – PHASES 2 & 3 – Written status report received from Lyle Winn of Lombardo Homes. LCRC has approved the plans. Due to changes in the number of bedrooms, the LCHD requested additional perc testing and well studies. Engineer Mabery noted that he was working closely with the LCRC and Lombardo Homes on this project.

MOVED BY BARA AND SUPPORTED BY STREETER TO APPROVE THE REQUEST TO EXTEND FOR ONE (1) YEAR THE SITE PLAN APPROVAL FOR PINE CREST PHASES 2 & 3 WITH THE STIPULATION THAT ALL PERMITS FROM LAPEER COUNTY BE SECURED. MOTION CARRIED. 7 - YES, 0 - NO.

6. VP CAPITAL MINING – 5776 Van Dyke – Soil Removal permit has been issued by the Township. A pre-construction meeting was held. All fees have been submitted. The applicant may begin excavation but must first contact Mr. Mabery before any site work begins. **As the application was approved on January 13, 2021, this was only an update to let the Planning Commissioners know the status of the SLU approval.**
7. DTE – MIDAS SUBSTATION – Chris Becker from DTE was present to give a verbal update on the progress of the new substation. ITC and a nearby property owner are in the process of resolving a property issue/concern. Discussion has been held with LCRC regarding the access drive and crossing Kidder Road. LCRC is not requiring DTE to install a decel/accel lane. The red cedars that DTE had planned on are now being replaced with firs. DTE still has plans to begin by July 30,2021 and be completed by 2022. Revised plans will be submitted when finalized. **As the application was approved on April 14, 2021, this was only an update to let the Planning Commissioner know the status to the SLU project.**

Annual Reviews continued:

8. JNJ LIQUIDATION – 4091 Van Dyke, Suite B -- Work is proceeding. **As the application was approved on March 10, 2021, this was only an update to let the Planning Commissioners know the status of the SLU project.**

Chairman Francis noting that the next item involved his business, stepped away from the table at 8:22 p.m. and relinquished the chairing of the next item over to Vice-chair Zender.

9. COUNTRY SMOKE HOUSE – Mr. Francis noted that the site is finally coming close to completion, but due to reconsideration of his site layout, he would like to make some alterations. Mr. Francis would like to delete the parking lights and the parking islands, and would like to modify the detention pond to a lesser design that would be more advantageous to the site. Mr. Francis also noted that he would like to delete the curbs and gutters. Planning Commissioners noted that Mr. Francis would need to seek a variance from the curbs and gutters.

MOVED BY HOFFA TO EXTEND SITE PLAN/SLU APPROVAL FOR THE COUNTRY SMOKEHOUSE FOR 60 DAYS. MOTION DIED FOR LACK OF SUPPORT.

MOVED BY BARA AND SUPPORTED BY HOFFA TO APPROVE A ONE-YEAR EXTENSION FOR THE SITE PLAN FOR COUNTRY SMOKE HOUSE, 3294 VAN DYKE, ALMONT, MICHIGAN. THE APPLICANT IS TO OBTAIN A VARIANCE FOR CURB AND GUTTER, IF CHANGED ON SITE PLAN. MOTION CARRIED 6-YES, 1- ABSTAIN.

Francis resumed chairmanship at 8:47 p.m.

OLD BUSINESS: Article 4, section 4.3.B.

Commissioner Streater noted that Article 4, Section 4.3. B states *“A site plan approval shall be valid for one (1) year after the date of approval. If physical improvement of the site is not in actual progress at the end of a year and completed within two years, the approval becomes null and void unless renewed or extended by specific Planning Commission action”*. This section seems to be contrary to the intent of the Planning Commission when approving a site plan that has phases.

Consensus of Commissioners agreed that more discussion is needed. Mr. Mabery noted that Mayfield Township has a stipulation in their ordinance that would allow for site plan review procedures to be modified. Mr. Mabery will provide the Township with of a copy of the Mayfield Township ordinance.

REPORTS:

Planner: NA

Engineer: Written report submitted.

Zoning Board of Appeals: NA

Zoning & Building Report: Application was received from Paul's Truck Center to build an addition onto the existing structure. As this is a Special Land Use, a public hearing will be held at the July 14, 2021 meeting.

**MOVED BY STREETER AND SUPPORTED BY BARA TO ADJOURN THE MEETING. MOTION CARRIED.
MEETING WAS ADJOURNED AT 9:10 P.M.**

Respectfully,

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary