

ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

November 10, 2021

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 P.M. by Planning Commission Chairperson, Bryan Zender, at the Almont Township/Village Hall, 819 N. Main Street, Almont, Michigan 48003. Pledge of Allegiance was recited. Roll call taken.

MEMBERS PRESENT: Andrea Bara, Steve Hoffa, James Gostomski, Kim Streeter, Jeremy Yarbrough, and Bryan Zender. Also present: Engineer Cory Mabery, PE, of Davis Land Surveying and Engineering, PC and Planner Caitlyn Habben from ROWE Professional Services.

MEMBERS ABSENT: Brad Bletch

PRESENT: 3 guests

MINUTES: MOVED BY BARA AND SUPPORTED BY GOSTOMSKI TO APPROVE THE MINUTES FROM SEPTEMBER 8, 2021 AS PRESENTED. MOTION CARRIED.

CORRESPONDENCE: Received.

PUBLIC COMMENTS: No comments from the audience were received.

LATE AGENDA ITEM: NA

INTRODUCTION: NA

PUBLIC HEARING/NEW BUSINESS: SPECIAL LAND USE APPLICATION 21-05

Chairperson Zender opened the Public Hearing for SLU Application 21-05 at 7:04 p.m. It was noted that the Public Hearing Notice was published in a local newspaper and that all surrounding property owners within 300 feet had been notified pursuant to law. Mr. Nick Burch, Branch Manager of United Lawnscape, was present noting that United Lawnscape had been looking for a new location for nearly two years before contracting a lease with Detroit Import owners of 4296 Van Dyke. 4296 Van Dyke is zoned General Commercial (C-3).

Mr. Burch stated that the company had previously been located in Clinton Township and then in the Washington/Romeo area. The company has grown over the past 10 years where they now employ approx. 30 employees, and have 16-20 truck/trailer combos. Mr. Burch noted that United Lawnscape, which is a lawn maintenance company, is not open to the public. At their site at 4296 Van Dyke, they would like to expand the special land use on the property to include further outdoor storage for their equipment such as trucks, trailers, landscaping materials, (i.e., mulch, top soil, salt, trees, etc.). Mr. Burch noted that United Lawnscape had been granted variances from the Zoning Board of Appeals, and would not be required to pave the extended fenced-in area or install curbs.

Mr. Burch also noted that Building Official, Joe Israel, had performed a Change in Occupancy/Use inspection and had, according to the 2015 MBC, approved the use of the main-showroom and storage building for their change in occupancy/use.

Chairperson Zender opened the Public Hearing to hear comments from the audience. Mr. Cicchini of 7120 Old Farm Trail expressed his concerns over the possibility of toxic fluids from the trucks leaking into the ground water and contaminating his pond and well. Mr. Cicchini also noted his concerns over drainage of the proposed fenced-in area and wanted to make sure that any excess water would drain off to the east and away from his property. Mr. Cicchini wanted to know the hours of operation as he did not want to be disturbed by excess noises. Also expressed by Mr. Cicchini were his concerns regarding outdoor lighting. Mr. Cicchini concluded noting that he would like to see a cap placed on the height of the trailers. Engineer Mabery noted that the water has always flowed from the west to the east on the subject property.

Mr. Burch noted that the proposed hours of day to day operations were from 7 am to 5 pm, Monday through Friday, with occasional Saturdays due to weather delays. Commissioner Hoffa noted that the Letter of Intent from Untied Lawnscape should be updated to address the additional days and hours that may be required to service their customers during snow and other weather related emergencies.

Question was asked on the proposed storage bins in the proposed new fenced-in area. The bins would be placed on a concrete slab and divided by concrete blocks to separate the materials. There is to be a cover over the bins to keep the salt, top soil, mulch, etc. dry. Details of the storage bins, with covers, were lacking on the site plans.

Planner Habben noted that she had time only to do a review on Special Land Use Standards. A written report on said was provided noting that it would be up to the Planning Commissioners to decide if the proposed changes meet the intent of the ordinance. Planner Habben also noted that a site plan review would be submitted later.

Due to the number of outstanding engineering and site plan issues noted on Engineer Mabery's review of November 10, 2021, the Planning Commission requested that the applicant resubmit updated plans addressing all open issues and that the plans be submitted in a timely manner so the Township Professionals would have an opportunity to fully review them.

Hearing no further public comments, Chairperson Zender noted for the record that the Public Hearing portion of SLU Application 21-05 was closed at 7:58 p.m.

MOVED BY HOFFA AND SUPPORTED BY STREETER TO POSTPONE A DECISION ON SPECIAL USE APPLICATION 21-05 UNTIL UNITED LAWNSCAPE PROVIDES REVISED SITE PLANS THAT MEET ALL ZONING AND ENGINEERING ITEMS LISTED ON ENGINEER'S REPORT OF NOVEMBER 10, 2021. MOTION CARRIED 6-YEAS, 0-NAYS.

OLD BUSINESS: NA

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REPORTS: Planner: NA

Engineer: verbal update on DTE's Midas Substation – progress proceeding.

Zoning Board of Appeals: Commissioner Bara gave a verbal update on the 11/3/21 meeting. Both variance request petitions were approved.

Zoning & Building: No new applications received.

Planning Commission – Commissioners Streeter and Bara gave an update on the Planning & Zoning Conferenced they attended in Frankenmuth.

ADJOURNMENT: MOVED BY HOFFA AND SUPPORTED BY BARA TO ADJOURN AT 8:10 P.M. MOTION CARRIED. 6- YEAS, 0 – NAYS

Respectfully submitted,

Ida L. Lloyd, Recording Secretary