

# ALMONT TOWNSHIP PLANNING COMMISSION REGULAR MEETING

September 8, 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, Brad Bletch, Steve Hoffa, Kim Streeter, and Bryan Zender. Also present: Engineer Cory Mabery, PE, of Davis Land Surveying and Engineering, PC.

**MEMBERS ABSENT:** James Gostomski and Jeremy Yarbrough

**PRESENT:** 2 guests

**MINUTES: MOVED BY STREETER AND SUPPORTED BY HOFFA TO APPROVE THE MINUTES FROM AUGUST 11, 2021 AS PRESENTED. MOTION CARRIED.**

**CORRESPONDENCE:** Received.

**PUBLIC COMMENTS:** No comments from the audience were received.

**LATE AGENDA ITEM:** Consensus of the Commissioners was to place the DTE – Midas Substation update under the Engineer's report.

**INTRODUCTION:** NA

**PUBLIC HEARING:** NA

**NEW BUSINESS:** NA

**OLD BUSINESS:** Annual Review: 1<sup>st</sup> Choice Maintenance – 3645 Van Dyke

Mr. William Saintonge, owner of 1<sup>st</sup> Choice Maintenance, was present with his design professional. Three sets of revised plans were submitted for the Commissioners and Engineer Mabery for their discussion.

The site plan noted that as the need for an exterior trash enclosure was not required by 1<sup>st</sup> Choice Maintenance, they would like to have that removed from the site plan. Garbage is stored inside the building in trash bins and is picked-up by a trash service on a regular maintenance schedule. Pursuant to 7.4.B.1 it states that: *"In instances where the trash receptacle is located in an area that is not visible from the road frontage or from the surrounding properties, the Planning commission may consider alternative materials/screening, or waiving the requirement altogether, for a proposed trash enclosure"*. Commissioners agreed that by having the trash receptacles inside the building, a trash enclosure would not be necessary in this application. It was also agreed upon that the site plan should note where a dumpster enclosure could be placed in case the owner of the site should ever require one.

Choice Maintenance – 3645 Van Dyke Continued:

Exterior lighting was discussed. As Mr. Saintonge had installed lighting fixtures that were not originally approved, the lights would need to have shields that would direct the light downward. As the zoning surrounding 3645 Van Dyke is all Industrial, it was the consensus of the Commissioners that Mr. Saintonge should provide shields to direct the exterior lighting downward. A photometric study would not be necessary.

The revised site plan noted that some species of trees were changed. Engineer Mabery noted that the type of trees could be amended; however, the same number of trees would still be required as noted on the original site plan. Mr. Mabery noted that, he would need more time to review the revised site plan for code compliancy.

Engineer Mabery stated that the “temporary structure” relocation is appropriate if room is left for a future dumpster area, if needed.

**MOVED BY STREETER AND SUPPORTED BY BARA TO APPROVE THE SITE PLAN EXTENSION FOR 1<sup>ST</sup> CHOICE MAINTENANCE LOCATED AT 3645 VAN DYKE ROAD UNTIL SEPTEMBER 8, 2022 BECAUSE THE PROJECT WILL COMPLETE THE PHYSICAL IMPROVEMENTS SHOWN ON THE APPROVED SITE PLAN WITHIN THE EXTENDED PERIOD OF TIME AND THERE HAVE BEEN NO SIGNIFICANT CHANGES TO THE ZONING ORDINANCE THAT WOULD IMPACT THE PROJECT’S COMPLIANCE WITH THE ZONING ORDINANCE. THE PLANNING COMMISSION AGREES TO WAIVE THE TRASH RECEPTACLE SCREENING REQUIREMENTS AS THE APPLICANT HAS A TRASH SERVICE THAT COLLECTS FROM THE INTERIOR OF THE BUILDING. NO OUTDOOR STORAGE OF TRASH IS ALLOWED WITHOUT SCREENING. LANDSCAPING MUST MEET THE REQUIRED TYPE AND NUMBER OF TREES PURSUANT TO TOWNSHIP ZONING ORDINANCE. ALL EXTERIOR LIGHTING MUST BE SHIELDED DOWNWARD TO MEET THE ALMONT TOWNSHIP ZONING ORDINANCE. MOTION CARRIED. 5 YEAS, 0 NAYS.**

REPORTS:

Planner: NA

Engineer: Engineer Mabery noted that a pre-construction meeting was held on Tuesday, September 8, 2021 with 5 various divisions from DTE. DTE still has some County permits to obtain, and they need to submit the Bond Money, and Engineer Inspection fees. The Planner also needs to submit any new comments she may have.

ZBA: NA

Zoning & Building: At the time of the meeting there were no items to be placed on the October Agenda.

General Comments: None were offered.

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**MOVED BY STREETER AND SUPPORTED BY BARA TO ADJOURN. MOTION CARRIED. MEETING WAS  
ADJOURNED AT 7:40 P.M.**

Respectfully,

*Ida L. Lloyd*

Ida L. Lloyd, Recording Secretary