

**ALMONT TOWNSHIP PLANNING COMMISSION
REGULAR MEETING**

January 12, 2022

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, Kim Streeter, Dennis Sweers, Kevin Vallelunga, 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: Steve Hoffa

PRESENT: 5 guests

MINUTES: MOVED BY BARA AND SUPPORTED BY STREETER TO APPROVE THE MINUTES FROM NOVEMBER 10, 2021 AS PRESENTED. MOTION CARRIED.

CORRESPONDENCE: Received.

PUBLIC COMMENTS: Kay Huberty, President, Board of Directors for Skyline Camp & Retreat Center, was present to update the Commissioners on a project they are planning on. Ms. Huberty noted that Skyline was considering acquiring 39 acres, which is located across the road from their 160 Acre site located on Hough and Sandhill Roads. Due to the increase of children and adults attending and participating in their programs, Ms. Huberty noted that Skyline is considering purchasing 39 acre property. Skyline would leave the undeveloped areas as is, and expand the natural spaces for existing and future programs. Ms. Huberty noted that the old house on the property would be demolished and they would split off some land where the old house stands for the building of another house. Skyline does not plan on expanding the site by building any other facilities. Commissioners stated that they would look forward to reviewing Skyline Camp & Retreat's application if one is made.

LATE AGENDA ITEM: NA

INTRODUCTION: New Commission members Kevin Vallelunga and Dennis Sweers were introduced.

PUBLIC HEARING: NA

ELECTIONS: MOVED BY ZENDER AND SUPPORTED BY STREETER TO NOMINATE AND ELECT ANDREA BARA TO THE POSITION OF PLANNING COMMISSION CHAIR. BARA ACCEPTED NOMINATION. MOTION CARRIED.

MOVED BY STREETER AND SUPPORTED BY BARA TO NOMINATE AND ELECT BRYAN ZENDER TO THE POSITION OF PLANNING COMMISSION VICE-CHAIR. ZENDER ACCEPTED NOMINATION. MOTION CARRIED.

MOVED BY STREETER AND SUPPORTED BY BARA TO NOMINATE AND ELECT DENNIS SWEERS TO THE POSITION OF PLANNING COMMISSION SECRETARY. SWEERS ACCEPTED NOMINATION. MOTION CARRIED.

MOVED BY STREETER AND SUPPORTED BY SWEERS TO NOMINATE AND APPOINT ANDREA BARA TO THE POSITION OF ZONING BOARD OF APPEALS LIAISON. BARA ACCEPTED. MOTION CARRIED.

NEW BUSINESS: 1. 2022 OPEN MEETINGS RESOLUTION

Resolution to set Planning Commission meetings dates in 2022 as the second Wednesday of each month.

MOVED BY YARBROUGH AND SUPPORTED BY BARA TO APPROVE RESOLUTION AS PRESENTED. ROLL CALL VOTE: YARBROUGH – YEA, BARA- YEA, STREETER – YEA, VALLELUNGA – YEA, SWEERS – YEA, ZENDER – YEA. MOTION CARRIED.

2. 2021 ANNUAL REPORT AS PREPARED BY P.C. SECRETARY

MOVED BY BARA AND SUPPORTED BY YARBROUGH TO RECEIVE THE 2021 ANNUAL REPORT AS PRESENTED. MOTION CARRIED.

OLD BUSINESS: 1. SPECIAL LAND USE #21-05 – UNITED LAWNSCAPE – CONTINUED FROM 11/10/2021

Planner Habben reviewed her January 3, 2022 report noting that most items from her December 8, 2021 review had been addressed, but there were a few items that would be up to the discretion of the Planning Commission.

Engineer Mabery noted that he was satisfied with the revised site plan but clarification on the height of the light pole would be needed.

Mr. Bailey and Mr. Murray from United Lawnscape were present to answer any questions the Commissioners had. The storage bins will not be more than six (6) feet high. Mr. Murray noted that a tarp would be used to cover the salt bin, as the business only keep about 20 tons on site. Subcontractors provide salt when and where it is needed for their customers. Mr. Murray reminded the PC members that they are a commercial service based company and not open to the general public.

OLD BUSINESS: 1. SPECIAL LAND USE #21-05 – UNITED LAWNSCAPE Continued:

The use of a skid-steer and backhoe are the only “heavy” equipment used on site. Discussion followed on allowing only those two pieces of equipment to operate on the site. There are a minimum of 10-15 trucks on site which are available for the employees who arrive in the morning and drive to the job sites. All loading is done during the day. Loading and unloading area seems sufficient especially regarding the control of equipment. In order to keep the dust under control, the gravel surface will be routinely maintained. Privacy slats are to be installed into the chain-link fence and additional landscaping will be planted to the west of the property and elsewhere as needed.

Operational hours of 7 a.m. to 5 p.m. Monday thru Friday, plus some additional hours due to weather conditions were proposed by the applicant. Consensus of Commissioners agreed to revise the operational hours to Monday thru Saturday from 7 a.m. to 5 p.m. and allow extra hours, as needed, due to weather conditions such as snow and/or ice.

It was also noted that no hazardous chemicals will be located on site. United Lawnscape is also to supply a Knox Box for the Almont Township Fire Department. The height of the light pole is to be determined, which can be addressed at the time of the pre-construction meeting with Engineer Mabery.

MOVED BY COMMISSIONER STREETER AND SUPPORTED BY COMMISSIONER BARA TO APPROVE CASE 21-05 SITE PLAN AND SPECIAL LAND USE REQUEST FROM UNITED LAWNSCAPE, L.L.C. TO EXPAND THE OUTDOOR STORAGE AREA LOCATED AT 4296 VAN DYKE AS DESCRIBED AND SHOWN ON THE PROVIDED SITE PLANS BECAUSE IT MEETS STANDARDS A-D IN SECTION 5.3 WITH THE FOLLOWING CONDITIONS:

- THE PROPOSED DEVELOPMENT RECEIVED SITE PLAN APPROVAL FROM THE PLANNING COMMISSION.
- THE PROPOSED DEVELOPMENT RECEIVED APPROVAL FOR VARIANCES, AS REQUESTED, BY THE ZONING BOARD OF APPEALS OR MODIFIED THE SITE PLAN TO BE IN COMPLIANCE WITH THE ZONING ORDINANCE.
- APPROVAL IS CONTINGENT UPON THE APPLICANT’S FOLLOWING REGULATORY ORDINANCE #63 NOISE CONTROL.
- HOURS OF OPERATION ARE TO BE 7 A.M. TO 5 P.M. MONDAY THROUGH SATURDAY WITH ADDITIONAL AND OCCASIONAL DAYS OF OPERATION DUE TO WEATHER EMERGENCIES ADDRESSING SNOW AND ICE EVENTS.
- APPROVAL IS CONTINGENT UPON LIMITATIONS ADDRESSING ONSITE EQUIPMENT SIZE AND STORAGE AS DETAILED ON THE SUBMITTED SITE PLANS AND NOTING THAT NOTHING LARGER THAN A BACKHOE AND SKID-STEER IS TO BE USED AND/OR STORED ON SITE.

MOTION CARRIED. 6 - YEAS, 0- NAYS

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REPORTS: Planner: Caitlyn noted that while she is on pregnancy leave, a liaison from ROWE will be substituting for her.

Engineer: Written report submitted.

Zoning Board of Appels: Commissioner Bara gave a verbal update on the 12/16/21 meeting. Variance requests were approved.

Zoning & Building: Verbal report on 3 new applications that were submitted.

Planning Commission – Commissioners Streeter urged all members of the Planning Commission to take advantage of any training workshops available for Planning Commissioners. It was also suggested that training be mandatory for all Boards as continual education is important and necessary to keep all Board Members up to date on the latest procedures and changes in the law. Caitlyn noted that ROWE offers training workshops and could arrange to conduct another community workshop if the Township would like.

Recording Secretary position was discussed. Commissioners agreed that they would prefer to have a recording secretary that is not a member of the Planning Commission.

MOVED BY BARA AND SUPPORTED BY STREETER TO ADJOURN AT 8:33 P.M. MOTION CARRIED.

Respectfully submitted,

Ida L. Lloyd

Ida L. Lloyd, Recording Secretary