

Almont Township Planning Commission

Regular Meeting

June 8, 2022

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 p.m. by Planning Commission Chairman, Andrea Bara, at the Almont Township/Village Hall, 819 N. Main Street, Almont, Michigan. Pledge of Allegiance was recited. Roll call taken.

Members Present: Andrea Bara, Steve Hoffa, Kim Streeter, Dennis Sweers, Kevin Vallelunga, Jeremy Yarbrough, and Bryan Zender. Also present: Planner Jason Ball from ROWE Professional Services and Engineer Cory Mabery.

Members Absent:

Present: 8 guests

Minutes: Moved by Streeter and supported by Hoffa to approve the minutes from May 11, 2022 meeting as presented. Motion carried.

Correspondence: Public Hearing Process sheet

Public Comments: None

Late Agenda Item: None

Introduction: N/A

Open Public Hearing at 7:02 p.m. for SLU 22-01

Public Hearing: SLU 22-01 - Paolo Iacobacci for Outdoor storage located at 5648 Van Dyke Road, Almont, MI. Paolo Iacobacci wants the Planning Commission to consider a Special Land Use petition to utilize the property at 5648 Van Dyke 44-001-033-006-00 for the purpose of providing outdoor storage for RV's, boats, campers, registered trailers and all other vehicles allowed under special land use and current zoning which is General Commercial (C-3).

Jason Ball from ROWE Professional Services Company did a brief overview of the site plan from his June 1, 2022 review letter. He suggested to clarify landscaping, facade of building improvements, and specify outdoor storage of what type of vehicles will be stored there.

Cory Mabery from Davis Land Surveying & Engineering, Inc. did a brief overview of the site plan from his January 17, 2022 letter. He stated that the site plan is not ready for review, since it is missing many details.

Mr. Ray Shavers spoke supporting the Special Land Use for Paolo Iacobacci, stating that his outdoor storage would be a good fit for the community.

Public Hearing closed at 7:15 p.m. by Bara

Chairman Bara solicited comments from each of the members of the planning commission regarding the SLU. Comments included specific use, use of the building, storage of construction equipment, needed improvements to the façade, the importance of screening as this is a C3 surrounded by Ag/Residential, accuracy of the published announcement for the public hearing, the building use being identified as cold storage could be interpreted as a potential warehouse not permitted in C3 zoning given the SLU goes with the property, landscaping, front access of the paved approach off Van Dyke, the dumpster and enclosure, to name a few of the concerns of the Commissioners. The applicant indicated there would be no storage of construction equipment and that the building would be used for his family's personnel use not for the public.

It was noted that the applicant had received a variance from the ZBA regarding curb and gutter and requiring the parking lot to be paved. Asphalt millings in lieu of concrete or plant mixed bituminous material is proposed.

Moved by Streeter supported by Yarbrough to postpone the Special Land Use request case SLU 22-01 for outdoor storage located at 5648 Van Dyke Road, Almont, MI, until January 11, 2023 or sooner. Until the applicant can submit the updated and requested information related to the SLU 22-01 and until an updated and formal site plan has been submitted for the planner and engineer to review and comment.

Discussion followed regarding the need to postpone the Special Land Use and reschedule public hearing with more details in the public announcement and hold another public hearing or to reject the current application and suggest the applicant reapply. Commissioner Hoffa indicated he would like to have the applicant re-apply for the SLU and start the process all over. Commissioner Streeter withdrew her motion however Commissioner Yarbrough did not withdraw his second. Cost to reapply would be \$3,100. Discussion followed.

Moved by Streeter supported by Yarbrough to postpone the Special Land Use request case SLU 22-01 for outdoor storage located at 5648 Van Dyke Road, Almont, MI, until January 11, 2023 or sooner. Until the applicant can submit the updated and requested information related to the SLU 22-01 and until an updated and formal site plan has been submitted for the planner and engineer to review and comment. Motion carried.

New Business: Annual Reviews

1. Ray Shavers – 4081 Van Dyke (cold storage building) approved 6/13/18

Mr. Shavers requested a one-year extension to his site plan indicating he had lost a potential tenant due to the action by this Commission and that he was currently financially challenged to complete the site plan. Mr. Shavers was asked if there was anything this Commission could do to help move his project along. Mr. Shavers responded that there was nothing this Commission could do short of granting the extension.

Moved by Streeter and supported by Sweers, to approve a one-year extension for Ray Shavers located at 4081 Van Dyke, Almont MI until August 10, 2023 because the project will complete the physical improvements shown in the approved site plan with 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. Motion carried. 5 - yes 2 – no

2. Country Smokehouse – 3294 Van Dyke (Building addition and site improvements) approved 1/10/18

Mr. Francis requested a one-year extension. He would like to modify the retention pond to a lesser design that would be more advantageous to the site plan for this. Mr. Francis indicated the modification to the retention pond would be to increase the size and reducing the depth to prevent mosquitoes and cat tails from growing in the pond. This would extend the pond onto property that is currently the front yard of his personnel residence. Mr. Mabery indicated that if there was ever a need to split the property, part of the Smokehouse retention pond would be located on the residential property. Mr. Francis indicated he has no intention of splitting the property. Mr. Francis discussed that due to the minor changes to the site he would like to provide an appendix to his site plan rather than go the expense of providing an as built drawing. Consensus of the Commissioners was the appendix would be adequate for township records.

Moved by Streeter and supported by Zender to approve a one-year extension until June 11, 2023 for the site plan for Country Smokehouse, located at 3294 Van Dyke, Almont, MI. Due to the progress that has been made in the past year and there have been no significant changes to the zoning ordinance that would impact the project's compliance with the zoning ordinance. Motion carried.

3. Wm. Saintonge (1st Choice Maintenance) 3645 Van Dyke (New building and site improvement) approved 5/8/2019

Mr. Saintonge was not present, but Engineer Cory Mabery recommended final approval.

The Planning Commission acknowledged the project is complete.

4. Superior Contracting – 3044 Van Dyke (New Building and site improvements) SLU approved 5/8/19

Mr. Tencza requested a one-year extension. He is still waiting on the rest of his fencing. He is also waiting on a concrete crusher to be able to crush the concrete pile that is on site. Commissioner Zender reminded Mr. Tencza that storage and/or crushing concrete was not part of the original permitted use for his site plan. Mr. Tencza acknowledged that storage or crushing concrete was not permitted. Commissioner Sweers asked about any permit requirements and the potential noise generated by concrete crushing equipment. Mr. Tencza indicated there were no permits required and that the crushing equipment he plans to use, utilizes a water base process that reduces noise and dust generation.

Moved by Streeter and supported by Zender, to approve the site plan extension for Superior Contracting Group located at 3044 Van Dyke, Almont, MI until February 8, 2023, because the project will complete the physical improvements shown in the approved site plan with the extended period of time, and there have been no significant changes to the zoning ordinance that would impact the projects compliance with the zoning ordinance. The concrete pile is to be removed by February 8, 2023. The project is being extended due to the progress that has been made in the past year.

5. Pine Crest – Phases 2 & 3 approved 8/14/19

Lombardo Homes was not present, but did submit a letter requesting a one-year extension of the site plan approval while they move forward with scheduling the preconstruction meeting. Lombardo did receive a verbal approval from the County Health Department for the new layout and septic field designs. However, they are still waiting for the County's written confirmation. All other agency approvals have been issued and they will be requesting a preconstruction meeting for phase 2 within the next month.

Moved by Streeter and supported by Sweers to approve the request to extend for one year, until 8/10/23 the site plan approval for Pine Crest – Phase 2 & 3 with the stipulation that all permits from Lapeer County be secured. Motion carried.

6. DTE Midas Substation – 5355 Kidder Road – SLU approved 4/14/21

DTE was not present, but did email an update and a request for a one-year extension.

Moved by Hoffa and supported by Zender, to approve a one-year extension for DTE Midas Substation located at 5355 Kidder Road, Almont, MI. Due to the progress that has been made in the past year and there have been no significant changes to the zoning ordinance that would impact the project's compliance with the zoning ordinance. Motion carried.

7. VP Capital Mining – 5766 Van Dyke – SLU approved 1/13/21

Mr. Pansera requested a one-year extension. He did not start the site plan, but plans to start in the next month or so.

Moved by Zender and supported by Yarbrough to approve a one-year extension for VP Capital Mining located at 5766 Van Dyke, Almont, MI. Motion carried.

8. Paul's Collision Repair Centers LLC – 4248 Van Dyke – Building Addition

Paul's Collision Repair Centers LLC requested a one-year extension. They are adding 40 feet to the west side of the building for sandblasting, but he is waiting on supplies and contractors to finish the addition.

Moved by Zender and supported by Hoffa to approve a one-year extension for Paul's Collision Repair Centers LLC located at 4248 Van Dyke, Almont, MI. Motion carried.

9. United Lawnscape – SLU approved 3/9/22

United Lawnscape was not present. Engineer Cory Mabery will report back next month.

10. Master Robotics – under Administrative (Planner's) review

Jason Ball will review and report to the building department. Master Robotics needed to address zoning area and parking.

Recess – Short recess was requested at 8:46 p.m. meeting resumed at 8:54 p.m.

Old Business:

Planning Commission By-laws – proposed text amendments –

- 1. Proposed text amendments to Article 6, Section 6.2L – paved parking areas. Tabled until July.**

Hoffa excused himself at 9:00 p.m. and returned at 9:03 p.m.

- 2. Proposed text amendments to Article 6, Section 6.2.O – Curbs and gutters. Tabled until July.**
- 3. Proposed amendments to PC By-Laws & Procedures. Tabled until July.**

Reports:

Planner – Catilyn will be back in July from maternity leave. Mr. Ball indicated that due to extensive growth and attention to solar farms and the size, Townships may want to re-visit any ordinance that pertains to this energy source for updates that may be required.

Engineer – Cory looked at Smokehouse plans and believes that they are close to where they want to be. Cory provided each Commissioner with a copy of SECTION 1.6. SITE IMPROVEMENTS REQUIRED FOR DEVELOPMENT OF LAND - highlighting Section B. 5. and F.2.

Zoning Board of Appeals – ZBA approved set back of addition at Legacy Metal. Everything will be stored out of site.

Zoning & Building Report – Heard updates from Ida Lloyd.

Planning Commission Discussion – Discussed the time frame for both Special Land Use and Site Plans. May need to adjust the timeline for this so that the planners are prepared for the meetings. Would like to look at controlling the agenda better. The planners would like three weeks for site plans, to be able to look everything over and be prepared.

Moved by Zender and supported by Streeter to adjourn at 9:32 p.m. Motion carried.

Submitted by Jenny Henige Recording Secretary