

Almont Township Planning Commission

Regular Meeting

October 12, 2022

The regular meeting of the Almont Township Planning Commission was called to order at 7:01 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, Dennis Sweers, Kevin Vallelunga, Jeremy Yarbrough, and Bryan Zender.

Members Absent: None

Present: 2 guests

Minutes: Moved by Zender and supported by Hoffa to approve the minutes from September 14, 2022, meeting as presented. Motion carried.

Correspondence: None

Public Comments: None

Late Agenda Item: None

Introduction: None

Public Hearing: None

New Business: None

Old Business:

1. SLU 22-01 Paolo Iacobacci – 5648 Van Dyke, Almont, Self-Storage: Revised plans

Paolo Iacobacci stated that he made 3 adjustments to the site plan based on the last meeting: 1. The hours of operation will be 7 days a week from 7:00 a.m. – 10:00 p.m. 2. Additional privacy will be accomplished by adding slats to the chain link fence. 3. The façade of the building being compliant with the board requirements by adding either brick or stone veneer to the front of the building.

ROWE Professional Services letter dated September 27, 2022, from Caitlyn Habben stated that the soil borings are missing with the official submittal, but it was discussed at the last Planning Commission meeting the township would receive this information during the engineering review process.

Motion by Zender and supported by Sweers to approve the case 22-01 special land use request from Paolo Iacobacci to have self-storage located at 5648 Van Dyke Road, Almont, MI as described and shown in the provided site plan because it meets standards A-D in Section 5.3.

Roll Call Vote: Yes: Zender, Sweers, Hoffa, Bara, Yarbrough, Vallelunga

No: None

Motion carried 6/0.

Paolo Iacobacci site plan – Letter from Davis Land Surveying & Engineering, Inc date October 10, 2022. Addressing Drainage and receiving MDOT approval for surface water drainage into the Van Dyke Road right-of-way and for the approach and surface water drainage.

Motion by Zender and supported by Hoffa to approve the Site Plan dated October 5, 2022, for Paolo Iacobacci located at 5648 Van Dyke Road, Almont, MI with the Davis Land Surveying & Engineering letter dated October 10, 2022, with comments 1-4 being addressed.

Roll Call Vote: Yes: Zender, Hoffa, Sweers, Yarbrough, Vallelunga, Bara

No: None

Motion carried 6/0.

2. Proposed amendments to PC By-Laws & Procedures.

Parliamentary Authority – Article IX: Parliamentary Authority

The following changes were discussed:

Changing the public release of the official Planning Commission agenda from within 5 days to within 7 days of the scheduled meeting of the Planning Commission.

Stating that the Secretary shall be responsible for maintaining and updating the Planning Commission By-Laws.

The board agreeing to follow Parliamentary Authority.

Motion by Zender supported by Hoffa to approve the proposed amendments to the Planning Commission By-Laws and addressing Parliamentary Procedures as amended on October 12, 2022.

Motion Carried.

Site Plan & Special Land Use submission requirement plus proposed revisions to application packet as presented. Board was in consensus to adopt the revisions and to use application #2 submitted by the zoning office.

Reports:

Planner – N/A

Engineer – N/A

Zoning Board of Appeals – Bara shared that the ZBA approved an accessory building located at 6816 General Squier, Almont, MI to be located 15 feet in front of the residence due to a drop off in their back yard. Neighbors were in favor of this accessory building. Property is heavily wooded in the front of property, so it is hard to see the building.

Zoning & Building Report – Ida reported that Legacy Metal needs to address several items before coming to the Planning Commission Board.

Planning Commission Discussion – Vallelunga reported to the board that Legacy Metal is a customer of his and he just wanted the board to know this. If he feels that there is a conflict of interest he will not vote when Legacy Metal comes to the board.

The board would like ask Caitlyn at the next meeting about why warehouses are only allowed if properties are classified as industrial and why it is not permitted in commercial zone property.

Moved by Hoffa and supported by Sweers to adjourn at 7:50 p.m. Motion carried.

Submitted by Jenny Henige Recording Secretary