

Almont Township Planning Commission

Regular Meeting

January 11, 2023

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, Rick Dodge, Steve Hoffa, Traci Pewinski, Dennis Sweers, Kevin Vallelunga, and Jeremy Yarbrough.

Members Absent: None

Present: 5 guests

Minutes: Moved by Sweers and supported by Hoffa to approve the minutes from October 12, 2022, meeting as presented. Motion carried.

Correspondence:

Public Comments: Township Trustee Mr. Randy Eschenburg addressed the members of the Planning Commission regarding Regulatory Ordinance No. 63, Noise Control and Public Nuisance Ordinance requesting input from the Planning Commission for changes that may help the Township Board address complaints regarding noise generated by ORV's within the Township. Ordinance no. 62, ORV Ordinance may also be considered by the Planning Commissioners during their review process. Mr. Rick Dodge indicated he would investigate whether the Planning Commission has authority to look into these regulatory ordinances through the "Red Book" and/or contacting a Michigan Township Authority Attorney. These ordinances are available through the Township web site.

Late Agenda Item: None

Introduction: New Township Board Liaison Rick Dodge and New Commission Member Traci Pewinski were introduced.

Public Hearing: None

Elections: Chair - Bara, Vice-Chair - Vallelunga, Secretary - Sweers, and ZBA Liaison - Pewinski

Moved by Hoffa and supported by Pewinski to nominate Bara to the position of Planning Commission Chair. Bara accepted nomination. No other nominations. Moved by Hoffa and supported by Sweers that nominations be closed and that unanimous vote be cast for Bara as Chair. Motion Carried

Moved by Hoffa and supported by Bara to nominate Vallelunga to the position of Planning Commission Vice-Chair. Vallelunga accepted nomination. No other nominations. Moved by Hoffa and supported by Bara that nominations be closed and that unanimous vote be cast for Vallelunga as Vice-Chair. Motion Carried

Moved by Hoffa and supported by Yarbrough to nominate Sweers to the position of Planning Commission Secretary. Sweers accepted nomination. No other nominations. Moved by Hoffa and supported by Bara that nominations be closed and that unanimous vote be cast for Sweers as Secretary. Motion Carried

Moved by Hoffa and supported by Dodge to nominate Pewinski to the position of Zoning Board of Appeals Liaison. Pewinski accepted nomination. No other nominations. Moved by Hoffa and supported by Dodge that nominations be closed and that unanimous vote be cast for Pewinski as Zoning Board of Appeals Liaison. Motion Carried

New Business:

1. 2023 Open Meetings Resolution:
Resolution to set Planning Commission meetings dates in 2023 as the second Wednesday of each month.

Moved by Vallelunga and supported by Hoffa to approve resolution as presented. Roll call vote: Dodge – Yes, Hoffa – Yes, Pewinski – Yes, Sweers – Yes, Vallelunga – Yes, Yarbrough – Yes, Bara – Yes. Motion Carried.

2. 2022 Annual Report as prepared by PC Secretary – The Planning Commission will submit the 2022 Annual Report to the Almont Township Board.

Moved by Dodge and supported by Hoffa to receive the 2022 Annual Report as presented. Motion Carried.

3. Richard Tapper for Phantom Fireworks (renew SLU Application 19-004)
Phantom Fireworks – Annual renewal of SLU 19-004. Richard Tapper informed the board that that this will be the 5th year for the company in Almont and everything remains the same. The dates for the 2023 Lease are June 7th - July 4th are the lease dates, but the dates of operation will be June 22nd - July 4th with operating hours from 10:00 a.m.-10:00 p.m. Their sign will be 24 sq. ft. (8ftx3ft).

Moved by Hoffa and supported by Vallelunga of special land use application 19-004 for Phantom Fireworks located at 5945 Van Dyke, Almont, MI renewal as presented. Roll Call: Dodge – Yes, Hoffa – Yes, Pewinski – Yes, Sweers – Yes, Vallelunga – Yes, Yarbrough – Yes, Bara – Yes, Motion carried.

4. Goals and Objectives for 2023 & Master Plan Review
- Follow Parliamentary Procedures
 - Training and Workshops – Have a speaker come in on Parliamentary Procedure, Rowe offers this type of workshop so we will try and schedule for later in the year.
 - Complete Review of Master Plan (This is the 5th year of the previous 5-year plan). Caitlyn is talking to the township and village about the options for the 5-year plan and will come to the next meeting with more information.
 - Submission requirements for temporary structure and temporary use for Special Land Use.
 - Jason from ROWE had brought up looking at Commercial Solar Energy Farms – decide if the community wants theses and get ahead of the game before someone wants to bring a commercial solar farm to the community. Not in our Master Plan as now.
 - Look at future land use map for the Master Plan.
 - Caitlyn from ROWE suggested putting everything under one Commercial Zoning Classification instead of multiple.
 - Look at why warehouses are only allowed in industrial zones unless a private warehouse.

Old Business: None

Reports:

Planner – None

Engineer – Legacy Metal Site Plan Review. Status - No return calls from Legacy Metal, so not sure the status. The Planning Commission should be receiving a report from Superior Contracting regarding status of concrete crushing. He originally had until February 8, 2023 to have the concrete crushed.

Zoning Board of Appeals – The new ZBA Alternate is Paula Alfonsi.

Zoning & Building Report – Heard updates from Ida Lloyd.

Planning Commission – General Comments

Last meeting conflict of interest was brought up and Sweers suggested everyone read over the by-laws and he thinks there are good guidelines in the by-laws concerning conflict of interest.

Discussed adding an Invocation after the Pledge of Allegiance. Board all agreed that they could do this, they will start at the next meeting.

Discussed Planning and Zoning Workshops available for board member. If a member would like to attend a workshop, they should contact the Almont Township Clerk for payment.

Moved by Dodge and supported by Hoffa to adjourn at 7:38 p.m. Motion carried.

Submitted by Jenny Henige Recording Secretary