

Almont Township Planning Commission

Chairperson: Andrea Bara
Vice Chair: Kevin Vallelunga
Twp. Board Rep.: Rick Dodge
Secretary: Dennis Sweers
Member: Jeremy Yarbrough
Member: Traci Pewinski
Member: Steve Hoffa

819 N. Main Street
Almont, MI 48003
Phone: 810-798-8521 Fax: 810-798-7097
www.almonttownship.org

Almont Township Planning Commission Regular Meeting August 9, 2023

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 p.m. by Planning Commission Chairperson, Andrea Bara, at the Almont Township 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, Jeremy Yarbrough and Kevin Vallelunga. Also present: Planner Alex Hritcu from ROWE Professional Services.

Members Absent: None

Present: Mr. George Tenza

Minutes: Moved by Dodge supported by Vallelunga to approve the minutes from the July 12, 2023, as presented. Motion carried.

Correspondence: Lapeer County 2023 Citizen Planner Program by MSU Extension.

Public Comments: None

Late Agenda Item: None

Introduction: None

Public Hearing: N/A

Old Business: 1. George Tenza – Superior Contracting – site plan extension – expired 6/14/2023 (concrete pile was to be removed by 2/8/2023. Original SLU/Site Plan approved May 2019, amended in Aug 2021, extended in June 2022 to June 2023.

Mr. Tenza presented a revised site plan which reflected a marked-up site plan provided by Cory Mabery of Davis Land Surveying and Engineering, Inc based on Mr. Mabery's site visit with the owner on Aug 9, 2023. The changes include additional screening with evergreen trees on the south and west property lines, fencing is to be installed on the entire perimeter not just the 150' by 200' area. The owner plans to install screening on the fence as discussed in previous Planning Commission meetings. As previously discussed, the crushed concrete will be used on site and the topsoil pile will be reduced

but is material used as part of Mr. Tenza's business. The last of the trees and berm seeding to be done in the real near future as Mr. Tenza is asking for a 3-month extension. Mr. Tenza indicated he would provide an as built when all issues had been addressed and complete.

Moved by Dodge supported by Hoffa to approve a site plan extension for Superior Contracting to 14 Dec 2023. Motion carried.

2. Ray Shaver – 4081/4951 Van Dyke – expires 8/10/2023.

Chairperson Bara noted that this site plan was reviewed in July and was not extended and that remains the case. Site plan will expire on Aug 10, 2023.

New Business: Update Master Plan – Senior Planner Alex Hritcu. (Kick-off)

Mr. Hritcu presented a series of charts outlining the Master Plan review process that will be e-mailed to all members following the meeting. The Rowe Team will include Jason Ball and Lauren Marshall. It was anticipated that some Board Members and possible ZBA members would be in attendance. None were present.

Mr. Hritcu surveyed the Planning Commission Members for how long they had been residents of Almont. Most have been in the Township 20 years or more with some raised in Almont. The question of how often do we use or refer to the Master Plan did not get much of a response as it was noted that during a recent re-zoning the Master Plan was referenced. Mr. Hritcu noted that this plan is a 12 month but that could be shortened as we work through the review/update.

Discussion was held regarding the Township's challenge of the major throughfare of M53/Van Dyke with ever increasing traffic volume and the desire to remain rural. A transportation study should be done as M-DOT should be considering the need for a left turn lane all the way up to include part of Imlay City Township due to the accidents that have taken place. As a minimum shoulder passing lanes should be considered in some areas. It was noted the extent of left turn lanes south of Almont Township as well through the village as well at Tubspring and Dryden Roads. It was noted that Commercial establishments have a larger volume of turning traffic than industrial just by the nature of the two businesses. It seems more accidents have occurred near commercial businesses than industrial.

Mr. Hritcu indicated we will be focusing on chapter updates over the next 3 months, that the Goals & Objectives were too long and needed to be addressed.

Mr. Hritcu noted that a public survey was not part of the approved Rowe proposal, but he could provide sample of questions that he had used with good success in other communities. Discussion followed regarding a booth at the upcoming Heritage Festival in Sep. The booth could be manned by members of the Planning Commission requesting input from the public using the survey questions. More follow-up required.

Mr. Hritcu went on to review steps in the planning process, relationship between the planning and zoning, roles and responsibilities, and the steps in the process. Following the discussion on the Master Plan Mr. Hritcu presented a series of charts Zoning Education which basically talks to our By-Laws.

For the next meeting the planners should review the Goals & Objectives, identify any prouds and sorries, identify any additional information we may need, how to distribute information and review the various chapters. For the next 3 months we will focus on updating the various chapters.

Reports:

Planner – N/A

Engineer – N/A

Zoning Board of Appeals – N/A

Zoning & Building Report – Ms. Ida Lloyd indicated that Reliable Compacting has received a Site Plan packet as they consider re-building part of the building damaged in the past. Currently there are no agenda items for the Sep meeting. General consensus was to continue focusing on the Master Plan for the Sep meeting and pursue the survey in preparation for the Almont Heritage Festival for Sep 16.

Planning Commission – General Comments. Planning Commission motions were discussed and the question of whether the commissioners would like draft motions developed by Mr. Hritcu as was the past practice of the previous representative from Rowe. Mr. Hritcu indicated he could provide optional motions as a part of his reviews on any given subject. Consensus of the planners was to have Mr. Hritcu provide such motions.

Kevin Vallelunga indicated he would follow-up regarding the Lapeer County 2023 Citizen Planner Program by MSU Extension to see if it would be possible to hold the training at the Township Hall for all Commissioners.

Moved by Dodge and supported by Pewinski to adjourn at 8:23 p.m. Motion carried.

Submitted by Dennis Sweers Planning Commission Secretary