

Almont Township Planning Commission

Regular Meeting

February 8, 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. Invocation was recited. Roll call taken.

Members Present: Andrea Bara, Rick Dodge, Steve Hoffa, Traci Pewinski, Dennis Sweers, and Kevin Vallelunga.

Members Absent: Jeremy Yarbrough

Professional Services: Cory Mabery, PE, Davis Land Surveying & Engineering, Inc. and Caitlyn Habben, AICP Planner, Rowe Professional Services.

Present: 2 guests

Minutes: Moved by Dodge and supported by Hoffa to approve the minutes from January 11, 2023, meeting as presented. Motion carried.

Correspondence: None

Public Comments: None

Late Agenda Item: None

Introductions: Caitlyn introduced Alex Hritcu with Rowe Professional Services Company. Alex is a senior planner with Rowe and he will be helping Caitlyn with the Master Plan.

Public Hearing: None

New Business:

1. Submission Requirements for temporary structures and temporary uses for Special Land Use Approval.

Caitlyn from Rowe explained the process for temporary structures and temporary uses for Special Land Use Approval. Caitlyn did make the

suggestion that on the agendas when there is an annual renewal of a Special Land Use that the agenda has the original motion on it, so the board can see the original motion for reference.

2. Commercial Solar Energy Farms (refer to section 2.30)

Caitlyn from Rowe discussed that currently Almont allows commercial solar energy farms in Zones: AR, Commercial and Industrial. If Almont no longer wanted to allow on property zoned AR than this would only allow them on Van Dyke. Caitlyn believed that how Almont is setup now for Commercial Solar Energy Farms is good.

3. Discussion:

a. Self-storage/warehousing (Commercial Zoning) –

Discussed the reasons why warehousing is not allowed in commercial zoning. The main concern with allowing warehousing in commercial zoning is the traffic. With warehousing there are a lot of semi-trucks, which could cause traffic issues.

b. Combining C-1, C-2, & C-3 under one Commercial Zoning

Caitlyn discussed that combining C-1, C-2, & C-3 would give Almont a more streamlined process with more flexibility. This would be part of the Master Plan discussion.

4. Master Plan 5-year Review Discussion/Organization: Including Future Land Use Map

Caitlyn from Rowe submitted a letter dated February 8, 2023 regarding Master Plan Update Proposal along with attachments:

Section A: Scope of Services and Cost

The Planning Commission would like to recommend that the Almont Township Board approve the funds for Option 3 on the Thoroughfare Plan - Non-Motorized Transportation Plan.

Section B: Public Engagement Options

The Planning Commission would like to recommend that the Almont Township Board approve the funds for all three options, Public Attitude Survey, Community Visioning Meeting and the Master Plan Open House. The order of priority for the Planning Commission would be Public Attitude Survey, Master Plan Open House, and Community Visioning Meeting, if there is a budgetary restraint.

Section C: Notice Process for Master Plan Amendments

ROWE Professional Services will draft and be responsible for mailing the notices to the neighboring jurisdictions. The Village of Almont and Almont Township will be responsible for posting the drafted notice in the local newspaper for the public hearing.

Section D: Timeline and Meeting Schedule

The Master Plan Update would be a 10-month timeline with a proposing start date for the project as April 2023

Section E: Contract for Professional Services

5. Contact Guidelines for Rowe Professional Services Company and Davis Land Surveying and Engineering, PC. –

Caitlyn Habben from Rowe Professional Services Company advised the board that if they need to contact Rowe on easy questions that take 5 minutes there is no charge. Though if the questions are going to take longer and research would need to be done, than the board would need authorization from Almont Township for the charge.

Cory Mabery from Davis Land Surveying and Engineering, PC advised the board that they do not charge for phone calls or emails unless they have to do research than they would charge for that. If a board member does send a question through email than they would respond to all board members, to keep everyone in the loop.

Old Business: None

Reports:

Planner – Caitlyn will be sending an email about the Spring Community Education Series on March 29, 2023. She also reintroduced Alex Hritcu, from Rowe who will be working with her on the Master Plan.

Engineer – Cory submitted a February Project Update from Davis Land Surveying & Engineering, Inc. dated February 8, 2023. The project updates were on the following projects: Country Smoke House, Ray Shaver, DTE Midas Sub Station, Pinecrest Phase II, III, IV, Superior Contracting Site Plan, VP Capital, LLC Gravel Pit (Pansera), Daisy Lane, and United Lawnscape Site Plan.

Zoning Board of Appeals – Nothing to report

Zoning & Building Report – Legacy Metal update: They are going through changes, due to the cost of the project being more than anticipated.

Planning Commission – General Comments

As of tonight's meeting, there is nothing on the agenda for March. If Shango 's Fireworks submits their paperwork in time for Annual Renewal of SLU 18-01 located at 3983 Van Dyke Road, Almont, we will have a meeting otherwise no meeting for March.

Moved by Hoffa and supported by Sweers to adjourn at 8.59 p.m. Motion carried.

Submitted by Jenny Henige Recording Secretary