

Almont Township Planning Commission

Regular Meeting

March 8, 2023

The regular meeting of the Almont Township Planning Commission was called to order at 7:00 p.m. by Planning Commission Vice Chairman, Kevin Vallelunga, 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: Rick Dodge, Traci Pewinski, Dennis Sweers, Kevin Vallelunga, and Jeremy Yarbrough.

Members Absent: Andrea Bara and Steve Hoffa

Professional Services: Ms. Caitlyn Habben, AICP Planner, Rowe Professional Services.

Present: 6 guests

Minutes: Moved by Dodge and supported by Pewinski to approve the minutes from February 8, 2023, meeting as presented. Motion carried.

Correspondence: None

Public Comments: None

Late Agenda Item: Signs by Crannie – New Ground/Monument Sign at 4310 Van Dyke (Southern Truck Equipment) approved by Chairperson moved to #2 under New Business.

Introduction: None

Public Hearing: Re-Zoning Application 23-01 (Re-zone parcel F 44-001-009-031-07/25.712 acres) from Agricultural/Residential to either General Commercial (C-3) or to Industrial (I).

Vice Chairman, Kevin Vallelunga opened the public hearing at 7:05 PM by reviewing the Public Hearing process and rules for public input. This parcel is located on the North – West corner of Dryden Road and Van Dyke with frontage on both Dryden Road and Van Dyke. Ms. Caitlyn Habben, Rowe Professional Services reviewed her written analysis dated March 1, 2023 and is received as part of the official Planning Commission Minutes. The applicant's proposed re-zoning is from Agricultural Residential to either Commercial C-3 or Industrial to accommodate a proposed storage facility. The Industrial future land use classification follows the Almont Township's 2018 Master Plan and future land use map. The 2018 Master Plan allows for both Commercial and Industrial use along Van Dyke/M53. Ms. Caitlyn Habben pointed out that regardless of what the applicant may propose as the potential use, all uses listed in the Zoning Ordinance relative to Commercial C-3 and Industrial would be permitted.

The findings of fact as presented by Ms. Caitlyn Habben included Surrounding land use/zoning, Consistency with Future Land use, Consistency with location Criteria, Commercial and Industrial

location criteria as established by the 2018 Master Plan. An aerial map was provided as part of Ms. Caitlyn Habben's documentation.

Ms. Caitlyn Habben's analysis included a review and guidance for the Planning Commission consideration in accordance with Section 13.7.C.2.

Mr. Sam Sabba provided some background regarding the application and other businesses they owned including the Mobil Gas station across Van Dyke at the Northeast corner of Dryden Road and Van Dyke. He also indicated their preference would be for the property being considered for re-zoning to be re-zoned Industrial. Mr. Sam Sabba further noted that once approved the development would focus on the north part of the site and be built in two phases.

Mr. John Brzozowski owner of American Tree located north of the Mobile Gas Station on the east side of Van Dyke questioned the need for more Commercial and/or Industrial zoned property and that consideration should be given during a Master Plan re-write. He also indicated he is paying a lot of taxes for his property being zoned Industrial.

Ms. Caitlyn Habben explained the process by which the Master Plan goes through a re-write and how these zonings are designated in the Master Plan.

Mr. John Brzozowski commented that a lot of the property along Dryden Road was currently being purchased and developed for residential homes.

Vice Chairman, Kevin Vallelunga asked if there had been any written correspondence received regarding the re-zoning application. Ms. Ida Lloyd Almont Township Zoning Administrator indicated she had received none.

Vice Chairman, Kevin Vallelunga asked if there was anyone from the public that wished to be heard. Given no further comments were forthcoming Vice Chairman, Kevin Vallelunga closed the public hearing at 7:18 PM and opened the meeting for Planning Commissioner deliberation/input.

Discussion by members of the Planning Commission focused on the various uses permitted in both C-3 Commercial and I Industrial. Given that the property west of the site would most likely become residential, given it is currently zoned Ag/Res and home lots have been established, Commissioner discussion centered on potential intensity of permitted uses/SLU in C-3 and Industrial with respect to setbacks and screening. It was clearly noted that the Almont Master Plan designates both sides of Van Dyke (M53) from Dryden Road north to Hollow Corners as Industrial which is the preferred zoning by the applicant/owner. It was further noted the intensity of traffic on Van Dyke as a major north/south throughfare through the community.

Moved by Sweers, supported by Yarbrough to recommend approval of the request by Jadel, Ltd. Sam Sabba and Habib Sabba to rezone 44-001-009-031-07 from AR Agricultural Residential to Industrial based on the following findings of fact. The proposal meets standard 1 in Section 13.7.C.2 in the Zoning Ordinance and is consistent with the Master Plan.

Roll Call Vote.

Sweers, Yes
Yarbrough, Yes
Dodge, No
Vallelunga, Yes
Pewinski, Yes

Motion Carried.

New Business:

Shango's Fireworks – Annual renewal of SLU 18-01 located at 3983 Van Dyke Road, Almont, MI. Sarah Eyman informed the Commission that everything would be the same as last year. The dates of operation will be June 14, 2023 – July 6, 2023 from 10:00 a.m. – 9:30 p.m. seven days a week.

Moved by Dodge supported by Sweers to approve the annual renewal for case 18-01 special land use request from Shango's Fireworks to have a temporary retail sales establishment located at 3983 Van Dyke Road because it meets standards A-D in Section 5.3 with the following condition(s) to be open June 14, 2023 through July 6, 2023 seven days a week from 10:00 a.m. – 9:30 p.m. at 3983 Van Dyke. Shango's Fireworks is to apply for and secure a permit for the temporary sign, temporary tent, and for the electrical inspection.

Motion carried.

Sings by Crannie – New Ground/Monument Sign at 4310 Van Dyke (Southern Truck Equipment). Mr. Daniel Crannie provided details regarding the sign size, height and location per the drawings submitted with the application. There was some discussion as to how the area was calculated which Mr. Crannie explained but the area remained within the requirements of the Ordinance. Additional discussion included illumination, set back and size of the address numbers.

Moved by Sweers supported by Pewinski, to approve sign application for Southern Truck Equipment as defined per the application dated 27 Feb 2023 to be constructed by Signs by Crannie as designed per drawing revision number GA-2-3-22-23 dated 2-21-18 provided set back requirements ~~illumination~~ illumination intensity requirements meeting the ordinance requirements are provided to the Township Zoning Administrator and Building Inspector.

Motion Carried.

Old Business: None

Reports:

Planner – Ms. Caitlyn Habben provided an update on the Master Plan proposal from Rowe regarding the Village Planning Commission participation and their desire not to include the

Community Visioning Meeting Option. Ms. Caitlyn Habben indicated she will be presenting the proposal to the Township Board for their review and approval on Monday 13 March 2023.

Ms. Caitlyn Habben indicated that Rowe would be providing training opportunities at their facility in Flint in the near future and that she would be sending an e-mail with details.

Engineer – Not present as no engineering issues were to be addressed.

Zoning Board of Appeals – No new business since last meeting

Zoning & Building Report – Heard updates from Ida Lloyd.

Planning Commission – General Comments

Commissioner Sweers raised a question as to how we define a warehouse indicating it was not defined in our current Zoning Ordinance. Ms. Caitlyn Habben indicated it is defined in the zoning ordinance on page 8-29 but is not in the definition section of the ordinance.

Commissioner Dodge discussed the issue of lot splits within the community and the need for the Planning Commission to be aware of any splits or changes within the community so that the Planning Commission is aware of trends that may affect decisions made by the PC.

Moved by Dodge and supported by Pewinski, to adjourn at 8:15 p.m. Motion carried.

Submitted by Dennis Sweers Secretary