

**Almont Township Planning Commission  
Regular Meeting  
September 13, 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 and invocation was recited. Roll call taken.

**Members Present:** Andrea Bara, Rick Dodge, Dennis Sweers, and Kevin Vallelunga.

**Members Absent:** Steve Hoffa, Jeremy Yarbrough, Traci Pewinski

**Professional Services:** Planner Alex Hritcu from ROWE Professional Services.

**Guests Present:** Mr. Paolo Iacobacci and four high school students

**Moved by Dodge and supported by Vallelunga to approve the minutes from the Aug 9, 2023, as presented. Motion carried.**

**Correspondence:** Presented

**Public Comments:** None

**Late Agenda Items:** None

**Introductions:** None

**Public Hearings:** None

**New Business:** None

**Old Business:**

1. SLU 22-01 – Mr. Paolo Iacobacci – 5648 Van Dyke (approval expires on 10/12/2023.)

Discussion: Mr. Paolo Iacobacci addressed the members of the Planning Commission with reference to his e-mail correspondence of August 29, 2023 (attached) indicating both the challenges he has faced as well as the progress he has made. Working with M-DOT for a permit to build the highway entrance off M53 (Van Dyke) as well as the challenges with his father's back surgery.

**Moved by Dodge, supported by Sweers to extend SLU 22-01 at 5648 Van Dyke to Oct 12, 2024. Motion carried.**

2. Review/Update Master Plan

Discussion:

Chairman Bara presented the modified/updated survey questions asking for input from the Planners. A question was raised as to the reason a deadline of Sep 25, 2023, was indicated on the survey. Consensus was that was more than adequate time to gather any responses. Ms. Bara presented the plan for distribution of the survey questions. The focus will be with a booth at the upcoming Heritage Festival (Sep 15 – 17, 2023) which will include a raffle with gifts donated by local businesses. Distribution also included a link to the survey, the Almont Facebook, and copies to be placed at the library.

Mr. Alex Hritcu presented and reviewed the draft Master Plan Executive Summary, Introduction, History, Demographics, and an existing Land Use Map all of which were e-mailed to members of the Planning Commission on Sep 7, 2023 ahead of the scheduled Planning Commission meeting of Sep 13, 2023.

The issue of a flood plain map was discussed and will be added but is not currently included in the current Master Plan.

The issue of notification to local communities was raised and this action item needed to be addressed. It was not clear as to who had the responsibility to send out these notices (Township or Rowe). Open action item for resolution.

There was some discussion regarding the History of Almont regarding when Almont was established and with respect to the last sentence of the History section where reference is made to the influence to be described in the following narrative. Mr. Hritcu indicated he would follow up on these issues.

Mr. Hritcu spent a lot of time covering the Demographics section for the Master Plan. Some clarification may be required to ensure the Master Plan will distinguish between the Township and the Village given this Master Plan update will not include any specific areas of the Village as they decided to conduct their own Master Plan update. It was noted, however that the Village is part of the Township. There was some discussion under Occupations regarding how to better recognize the part agricultural plays in the Township and how this would fall under Natural Resources, construction, maintenance. More to follow.

Worker Inflow and Outflow also generated some discussion as to worker origin and destination.

The existing Land Use Map generated discussion with respect to Agricultural/Residential areas (lite green) and Single Family Residential areas (yellow). The map is clearly outdated and there would be a significant effort required to update the map to ensure the accuracy of the two areas. It was suggested to make both areas lite green given that would track with the Zoning Ordinance as Agricultural/Residential zoning. GIS for Lapeer County has been and continues to be a challenge. More to follow.

Agricultural/Residential Zoning with the permitted number of animals allowed per the Township Ordinance maybe in conflict with the Right to Farm Act which may override the local ordinance.

**New Business:** None

**Reports:**

**Planner:** Covered the Master Plan Update.

**Engineer:** No report provided as the engineer was not present.

**Zoning Board of Appeals:** N/A

**Zoning & Building:**

4260 Van Dyke (Century 21 Plaza) is up for sale.

American Tree is considering doing some updates and maybe included on the Nov agenda.

Venture Globe is doing some updates, and this will include both Village and Township property.

**Planning Commission General Comments:**

Commissioner Vallelunga discussed online training opportunities to meet the intent of the By-Laws and that he would provide a link to all Commissioners by e-mail.

**Moved by Sweers supported by Dodge to adjourn at 8:47 PM. Motion carried.**

**Submitted by Dennis Sweers Planning Commission Secretary.**

*Dennis Sweers*