

## **Almont Township Planning Commission**

### **Regular Meeting**

**April 10, 2024**

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. The Pledge of Allegiance was recited as well as the invocation. Roll call taken.

**Members Present:** Andrea Bara, Rick Dodge, Brian Blumline, Dennis Sweers, Kevin Vallelunga, and Nick Giacalone.

**Members Absent:** Traci Pewinski

**Professional Services:** Mr. Alex Hritcu, Senior Planner, Rowe Professional Services

**Township Engineer:** Cory Mabery, P.E., Davis Land Surveying & Engineering, P.C.

**Present:** 3 guests

**Minutes:** All Planning Commission members reviewed and approved the March 2024 meeting minutes. **Moved by R. Dodge and supported by N. Giacalone to approve the minutes from March 13, 2024, meeting as presented. Motion carried.**

**Correspondence:** None

**Public Comments:** None

**Late Agenda Item:** D. Sweers and K. Vallelunga have an opportunity to visit the DTE Solar Farm in Lapeer. The purpose is to gather information to determine if there should be any changes to the current Township Ordinance regarding Commercial mSolar Energy Farms. An After Action Plan report will be provided to both the Planning Commission and the Almont Twp Board. Requested any and all questions from PC members be emailed to them directly.

**Introduction:** None

**Public Hearing:** None

**New Business:** Shango's Fireworks - Annual renewal of SLU 18-01 located at 3983 Van Dyke Road, Almont, MI. Sarah Eyman informed the board that everything would be the same as last year. The dates of operation will be June 14, 2022 – July 6, 2022 from 10:00 a.m. – 9:30 p.m. seven days a week.

- Set up in May 2024
- Plan to open June 6, 20024 should this be June 14?
- Hours of operation 7 days per week; 9am- 9pm (dusk)
- Returns yearly since 2001

PC members reviewed company names, application, and insurance certificates.

Referenced back to prior meeting minutes for comparison on renewal.

**Moved by R. Dodge supported by D. 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, 2024 through July 6, 2024 seven days a week from 9:00 a.m. – 9:00 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.**

**Roll call vote: Dodge – yea, Sweers – yea, Bara – yea, Vallelunga – yea, Giacalone – yea, Blumline – yea. Motion carried 6 yeas - 0 nays**  
**\*Pewinski –absent**

**Motion Carries 7:20pm**

**Old Business:** SLU 24-01 – SMJ International – Beranek Communication Tower (3600 Glover Road)

Alex Hritcu, Senior Planner, provided an overview in his 2nd review on application for land use SLU 24-01 and has there is only one change on sheet C-2:

- The slope drainage is at 1.5% on the plan set, we will refer to Cory on the technicalities of drainage.
- The site acreage is not provided on the overall site on the plans
- Questions about soil suitability and soil borrowings were not provided.

Zoning Compliance:

a. Screening on site: Existing vegetation on site; borders residential use on the west. No screening proposed toward the street.

b. Parking requirements: No space or size requirements provided.

c. Proposed barbed wire on top of fence, reference sheet C-3, is a prohibited material per section 2.11 unless waived by Planning Commission.

d. Per section 7.2, Screening Requirements, need to install green belt, wall or landscape berm abutting residential parcel. Planning Commission to determine if this is necessary.

Cory Mabery, P.E discussed updates::

1. Security lighting proposed as part of the project has been revised to include motion sensor flood lights under the canopy in the area of the Verizon Radio equipment.
2. Comment: The site plan has not included the required parking areas and has been revised to show one designated area which is essentially the "T" or the turnaround area at the end of the drive.
3. The landscape plan has been revised to include obscuring slats in the fence but no additional landscape is proposed.
4. The site plan did not include the full plan which included engineering notes such as the cost section material, driveway material, and call information.

PC Members; Open discussion and questions to applicant, Aaron.

List of review:

- **Over all acreage**
- **Noise level of generators**
- **The coverage for Verizon's need for that location on tower**
- **Address why that location is so close to the property line**
- **Clarification on the easement for the county drain**
- **Screening**
- **Fire/Emergency**
- **Fencing**
- **Address on map vs application vs letters**
- **Landscape**
- **Vertical Bridge vs Towers LLC vs Verizon**
- **Self Support Tower on current foundation?**
- **Discussion of nearby tower (about ¾ of a mile away)**
- **Fall Zone Letter request**

Chairman Bara invited anyone with questions or comments forward.

Howard Redd, owner of property to the North, stepped forward. The Redd Fam LLC on print.

Questioned concerns with nearby agriculture in the area, soil borings, and why Verizon can not use the nearby tower about ¾ of a mile away. Mr. Redd also mentioned other areas that are zoned vs current location.

Endorsed he strongly agrees on the approval of the tower.

**Move by D. Sweers supported by R. Dodge to table SMJ International Communications Tower Beranek Communication Tower (3600 Glover Road), request for special land use 24-01 and the site plan to allow the applicant time to address the issues discussed to include the location of the towers too close to the property line per article 2 section 2.22 E. The feasibility of Verizon**



**Wireless to collocate on an existing tower, known as the Stein Tower, about 1 mile South. Correct the shared letter with The Towers LLC the colocation to the correct address. Applicant is to resubmit the sheets per Cory's analysis letter C 2.1, C4, C5, C6, C7, D1, D2, D3, D4, and D5, which were not included in the last revision of 3/25/2024. Provide the letter of the collapse data and address the issues from the County Drain Commission. Landscape requirements met. Strongly urged applicants to review the acknowledgements and requirements of the Special Land use requirements.**

A consensus for all 6 members agrees

**Motion Carries 8:05pm**

**2. Review/ Update Master Plan**

**Nothing new to report; in process**

**Reports:**

**Planner – Alex Hritcu: None**

**Engineer – Cory Mabery: Provided a printed list of summary on all current projects.**

**Zoning Board of Appeals – None**

**Zoning & Building Report – Ida Lloyd: May Agenda items and Reliable Compactor -site plan requirements**

**Planning Commission – General Comments-**

**1. New state Laws; PC review ordinance for Commercial Solar Energy Farms**

**\*Open discussion and requested input from Alex.**

**2. Dennis and Ida- Create a checklist of standards to use with future annual renewal applications for temporary structures as Special Land Use.**

**Moved by D. Sweers and supported by R. Dodge to adjourn at 8:35 p.m. Motion carried.**

**Submitted by Kristina Rehfus, Recording Secretary**

A handwritten signature in black ink, appearing to read "Kristina Rehfus". The signature is written in a cursive, flowing style.