

Almont Township Planning Commission

Regular Meeting

May 8, 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: Nick Giacalone, Brian Blumline, Dennis Sweers, Andrea Bara, Kevin Vallelunga, Traci Pewinski and Rick Dodge.

Members Absent: None

Professional Services: 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 April 2024 meeting minutes. **Moved by K. Vallelunga and supported by R. Dodge to approve the minutes from the April 10, 2024, meeting as presented. Motion carried.**

Correspondence: ABCs of ZBAs- Training May 22, 2024 at Frankenmuth. Andrea and Kevin plan to attend

Public Comments: None

Late Agenda Item: None

Introduction: None

Public Hearing: None

New Business: None

Old Business: SLU 23-01-Jimmy's Storage - 3rd Review

Cory Mabery - reviewed April 29th letter and updates

Tim Edy from Shink Engineering was invited forward to give updates on general comments

Alex Hritcu- reviewed special land use in the industrial district. Presented on screen standards A, B, C, and D in summary for Section 5.3 Review Standards for all to view.

Sam and Habib Saba stepped forward and introduced themselves to continue general discussion.

Code to enter the storage facility will only be given to the fire department and customers. All garbage/dumpster removal will need to be pre scheduled or they will call the office when they arrive.

Moved by D. Sweers supported by R. Dodge to approve special land use SLU 23-01-Jimmy's Storage as it meets four review of standards of Almont Township Ordinance 39.22 article 5 section 5.3:

- A. The characteristics of the proposed special land use such as location, size, layout, periods of operation and character will not be unreasonably detrimental to the surrounding neighborhood or create unacceptable off-site impacts due to traffic, dust, noise, fumes, vibration, smoke or lights.**
- B. The characteristics of the proposed special land use such as location, size, layout, periods of operation and character will not unreasonably interfere with, or discourage, the appropriate development and use of adjacent land and buildings or unreasonably affect their value.**
- C. The proposed use is so designed, located, planned and to be operated that the public health, safety and welfare will be protected.**
- D. The proposed use shall be in harmony with the general purpose and intent of the Zoning Ordinance and the Township Master Plan.**

Roll call vote: Sweers – yea, Dodge – yea, Pewinski - yea, Vallelunga – yea, Blumline – yea, Giacalone – yea, Bara – yea. Motion carried 7 yeas - 0 nays

Motion Carries 7:41pm

General discussion

Phase 1 vs Phase 2

Reviewed prints- color, design

Signage

Trees are proposed to be larger than minimum required and the owner will be responsible for replacing dead trees.

The site will be monitored by cameras and in the event of security problems a site perimeter fence may be considered at a later date.

All landscaping to be done as part of Phase I.

The Dryden road entry will be upgraded and used as the construction access to the site.

K. Vallelunga made a motion to approve site plan 2022-0031 as amended with these contingencies;

- 1. All applicable permits will be pulled**
- 2. Curb requirements as noted in the zoning ordinance will be waived**
- 3. Top Berm completely surrounding the property will be 5' wide at the top.**
- 4. Façade will be matte gray with black doors. Brick will be on buildings facing the main roads.**
- 5. Site to be kept debris and trash free**
- 6. Entrance on Dryden Rd to be included in Phase 1**
- 7. Signs to be addressed at the owner's discretion at a later date.**

Seconded by Dodge, Roll call vote unanimous vote all members voted.

Vallelunga – yea, Dodge – yea, Pewinski - yea, Sweers – yea, Blumline – yea, Giacalone – yea, Bara – yea. Motion carried 7 yeas - 0 nays

Motion Carries 8:18pm

2. Review DRAFT Master Plan:

Alex Hritcu, Senior Planner, Rowe Professional Services: Gave all members a printed copy of the draft for review and reviewed the packet in summary.

Prior comments and requests by PC members were highlighted for review and read.

All PC Members will email Alex with direct questions and or requests via email.

A consensus for all 7 members agrees

Reports:

Planner – Alex Hritcu: Continue Master Plan DRAFT

Engineer – Cory Mabery: No changes to report

Zoning Board of Appeals – ZBA Training

Zoning & Building Report – Ida Lloyd: June Agenda items: Communication Tower and DRAFT Master Plan

Planning Commission – General Comments-

1. Dennis: Annual Reviews will be conducted based on the site approval date as they come due and not all at one time in June as we have done in the past. This process will

fall mostly on Ida and Cory. Moved by K. Vallelunga and supported by T. Pewinski to adjourn at 9:15 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 style with a large, prominent loop at the beginning of the first name.