

**Almont Township Planning Commission**

**Regular Meeting**

**July 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:** Nick Giacalone, Rick Dodge, Dennis Sweers, Andrea Bara, Kevin Vallelunga, and Traci Pewinski.

**Members Absent:** Brian Blumline

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

**Township Engineer:** Cory Mabery - Absent

**Present:** 3 guests

**Minutes:** All Planning Commission members reviewed and approved the May 2024 meeting minutes. **Moved by R. Dodge and supported by D. Sweers to approve the minutes from the June 12, 2024, meeting as presented and attachment of DTE site plan review. Motion carried.**

**Correspondence:**

1. Michigan Planner Zoning reform stories with events on the back if any one is interested in going to the conference. Madam Chairman recommends the planning Michigan conference, this year it is being held in Grand Rapids, MI. Each day will offer multiple options on classes and events for all townships and cities. Planners from all over Michigan will attend.

2. Pipeline Emergency response

**Public Comments:** None

**Late Agenda Item:** None

**Introduction:** None

**Public Hearing:** None

**New Business:** None

**Old Business:**

**1. SLU 24-01 – SMJ International – Beranek Communication Tower (3600 Glover Road)**

Aaron from SMJ International presented an update on all requests from the April 2024 PC Meeting.

PC reviewed all correspondence and review before meeting.

Madam Chairman spoke with Cory from Davis Land Surveying and he confirmed he had everything he needed to have done had been complete. Cory has no further concerns.

Alex Hritcu, Senior Planner referred to his letter sent to PC members and applicants. Current open questions left over from the informational requirements will need the PC members to determine some of the information provided for the cell tower use is sufficient.

The following has been considered for a waiver:

1. Barbed wire fence
2. Parking requirements

The applicant has provided a green belt and landscaping provided on sheet L1

Alex needs clarification on the collocation of other cell providers noting on the cover sheet of the site plan there is note it is for Verizon.

From a planning and zoning perspective most questions have been answered by the applicant and/or the PC has waived for the special land use.

Frank Beranek was invited to the stand; stated he is the owner of the property and approves the tower.

Howard Redd, owner of property to the North, stepped forward. Explained his concerns on why he does not support the Special Land Use request.

PC clarified NO REZONING is in question, this is a Special Land Use.

**Moved by D. Sweersand supported by K.Vallelunga to approve special land use application 24-01 for SMJ International, Vertical Bridge and Verizon for a wireless communication tower at 3600 Glover Road Almont Michigan as it meets all 4 standards A – D of Article 5, Section 5.3 of the Almont Township Zoning Ordinance 39.22.**

No additional board questions or discussion.

**Roll call vote: Sweers – yea, Dodge – nay, Pewinski - nay, Vallelunga – yea, Giacalone – yea, Bara – yea.**

**4 yeas - 2 nays**

**Motion Carries 7:17 pm**

**Moved by K.Vallelunga and supported by A. Bara to approve the site plan with the following amendment: waive the barbed wire restriction as it pertains to the security features of the fence. The collocations are not on the cover page and are located on TE1.**

**Roll call vote: Sweers – yea, Dodge – yea, Pewinski - yea, Vallelunga – yea, Giacalone – yea, Bara – yea.**

**6 yeas - 0 nays**

**Motion Carries: 7:22pm**

Ida Llyod will have 2 copies for signature and stamp of approval. Requested to have completed after the meeting was adjourned.

## **2. Review DRAFT Master Plan**

Alex and PC members; open discussion and review on Draft Future Land Use Map and Draft Existing Land Use Map.

Discussed next steps:

1. Put updates in the map
2. Make changes to the existing land use analysis chapter
3. A completed report can be reviewed next month; August 2024
4. Plan Public hearing in August or September 2024
5. Alex/ Rowe Professional Services will send out the letters

Alex recommended that the PC members can hold a hearing next month or the following, look at the draft, and then circulate that around for review by the county/communities for comment. Lastly, that will go up to the board for review after that.

Alex will send an email memo on these steps to confirm the timeline.

Public hearing will be advertised similar to a site plan so the community is notified to join for questions and comments.

**Reports:**

**Planner** – Alex Hritcu: Continue Master Plan DRAFT above

**Engineer** – Cory Mabery: Absent

**Zoning Board of Appeals** – Will have an update next month; next meeting scheduled on July 22, 2024. The meeting will review a temporary use structure from a house fire on Shoemaker Rd. The insurance company has requested a temporary structure for the family to live in a double-wide until the house is safe and fixed.

**Zoning & Building Report** – Ida Lloyd: August Agenda items: DRAFT Master Plan and possibly Reliable Compactor, off Van Dyke. They submitted an application for their rebuilding addition building, currently awaiting the check to process.

**Planning Commission – General Comments-**

1. D. Sweers would like to discuss Solar Energy: change or updates in ordinance for August meeting.
  - a. Alex comment: Clear difference between 50 megawatts and over with 50 Megawatts and under.
  - b. 50 megawatts and over goes to the state
  - c. 50 Megawatts and under is within local zoning ordinance
  - d. Recommended to the PC to add a topic in future planning to ensure there are High tension power tension lines.

**Meeting adjourned at 8:13 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, looped initial "K".