

Almont Township Planning Commission

Regular Meeting

October 9, 2024

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

Members Present: Brian Blumline, Dennis Sweers, Gary Groesbeck, Kevin Vallelunga, and Traci Pewinski.

Members Absent: Andrea Bara, & Nick Giacalone

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

Township Engineer: Cory Mabery, PE Davis Land Surveying and Engineering, Inc

Present: Edward Egnatoski owner Reliable Compact Service, Mr. Ransd DePrez, builder and R. A. Duthler Site Plan Engineer, One representative from Superior Contracting Group and 5 students.

Minutes: Moved by Traci Pewinski and supported by Brian Blumline to approve the minutes from the September 11, 2024 meeting as presented. Motion carried.

Correspondence: Zoning Administrator indicated that the only correspondence received was with respect to another community notification of their initial effort to address their Master Plan.

Public Comments: None

Late Agenda Item: None

Introduction: None

Public Hearing: Proposed Draft – Almont Township Master Plan

Vice Chairman, Kevin Vallelunga opened the public hearing at 7:04 PM and asked for any public comment. There was no public comment at this time. Discussion followed regarding holding the Public Comment open until the regular meeting of the Planning Commission in November to meet the 42-day review period.

Moved by Dennis Sweers supported by Traci Pewinski to keep the public hearing for the Master Plan open until the next Planning Commission meeting scheduled

for November 13, 2024 that will meet the 42 day review requirement. Motion passed.

NEW BUSINESS:

1. Application 24-02 – Reliable Compactor Service Inc. – Proposed addition/repair

Representatives from Reliable Compactor Services included the Vice President Mr. Edward Egnatoski, Mr. Randy DePrez Contractor/Builder and R.A. Duthler Land Survey/Engineer.

Alex Hritcu provided an overview of his review and findings as presented in his letter of October 2, 2024. His review followed the site plan review requirements of Section 4.2.B highlighting items that were not addressed/included on the site plan. These included zoning of adjacent properties, elevations, topography, hydrant locations, soil borings, drainage, storage/disposal areas, and hazardous materials. Also identified were impact statements for development and traffic.

As for zoning compliance Alex Hritcu identified table of use requirements (Section 8.7) regarding storage portion of site, Section 2.5 building grades, section 2.18 storage in front yard and section 7.3 landscaping.

Cory Mabery reviewed his findings in accordance with his letter of September 25, 2024 which is a 6,363 square foot cold storage and equipment repair facility being located on an existing concrete slab. Previous structure may have been destroyed by fire demolished prior to 2011. Applicant is not proposing any additional improvements. Cory Mabery indicated no building elevations were provided, and no additional lighting is being proposed otherwise there are no engineering issues given this is an existing concrete slab for surface water runoff to be considered.

Planning Commission members discussed screening, hazardous materials, set back requirements for outside storage, and building elevation requirements.

Moved by Dennis Sweers supported by Gary Groesbeck to approve site plan for Reliable Compact Services Inc, job number 240503SP revision 2 dated October 8, 2024 showing the proposed building over the existing concrete slab contingent upon the applicant adding to the site plan no hazardous materials will be stored on site, screening to be added to the south property line fence adjacent to Ag/residential zoned property, honor the 20 foot set back requirement for material storage on the south property line, front yard screening will be added or repaired to include the access gate and include building elevations.

Discussion followed regarding follow up once the contingencies are addressed by the applicant. Alex Hritcu explained the site plan will come back to the staff to include the Planner, Engineer and Zoning Administrator for review and then signed off by the Planning Commission Chair affirming the contingencies have been met.

Roll call vote; Pewinski yes, Groesbeck yes, Blumline yes, Vallelunga yes, Sweers yes.
Motion passed 5 – 0.

2. Application 24 – 03 – Vintech – Proposed addition

Alex Hritcu, Senior Planner, Rowe Professional Services discussed his review dated Oct 2, 2024. Mr. Hritcu highlighted items not included/addressed by the applicant in accordance with Section 4.2.B in their application dated Sep 30, 2024. These items included zoning of adjacent properties, building elevations, topography, fire hydrant locations, soil borings and impact statements.

Mr. Hritcu discussed his findings regarding zoning issues which included appearance, building grades and general landscaping requirements focusing on note #7 of the site plan.

Cory Mabery indicated that due to some confusion regarding when the application was submitted in its entirety and ready for a review. He provided a verbal summary of the project and indicated his familiarity of the site and did not see any engineering issues or concerns with the project.

Planning Commission members discussed the various issues raised by the planner and focused on the need to address the building elevations, material and the desire to match the existing building. Drainage was also discussed but due to the existence of a concrete slab was not of concern. Roof line matching was also discussed as well as the desire to have a written report from the engineer for the records.

Moved by Traci Pewinski supported by Brian Blumline to table Vintech – Proposed addition until our November meeting.

Discussion followed to summarize what was the open issues to be addressed which included building elevations, material, color to match existing building and to receive a written report from the engineer. Dennis Sweers as Traci Pewinski if she would consider revising her motion to allow the applicant time to address the issues raised instead of tabling until our Nov meeting. Traci Pewinski agreed as did Brian Blumline of a second.

Motion was revised to read; Moved by Traci Pewinski supported by Brian Blumline to table Vintech – Proposed addition until such time as the applicant has had the opportunity to address the issues raised by the Planning Commission. Motion passed

Old Business:

1. Open discussion on Commercial Solar Farms.

Alex Hritcu, Senior Planner, Rowe Professional Services provided copies of his Ordinance review with extensive comments regarding Commercial Solar Energy farms within the Almont Township. Extensive discussion followed as to the various organizations that are providing comments on the subject given the State mandate for solar energy farms over 50 megawatts be controlled by the state rather than local communities. Mr. Hritcu indicated the current ordinance language is adequate but could use some update as has been done in other communities. It was suggested to table any further discussion until the November Planning Commission meeting to give time for members to review the comments provided by Mr. Hritcu. Topic tabled until November.

Reports:

Planner – Alex Hritcu:

Continue Master Plan public comment open but given new guidelines the 42-day review process may better be served to extend the review time to 63 days. That would require keeping the public hearing open beyond the regular scheduled meeting of the Planning Commission in December. Given this meeting opened the public hearing, the starting of the 63-day review would start as of October 10, 2024. This would ensure a through review process. Consensus was to meet the 63-day review process and keep the public comment open until such time.

Engineer – Cory Mabery provided a project summary update of the 11 open site plans within the Township. Discussion followed on some of the open sites.

Zoning Board of Appeals – Traci Pewinski no meetings have been held.

Zoning & Building Report – Ida Lloyd: November agenda at this time will focus on further discussion on Commercial Solar Energy Farms.

Planning Commission – General Comments- none

Moved Sweers supported by Pewinski to adjourn. Motion carried.

Meeting adjourned at 8:33 p.m.

Submitted by Dennis Sweers Secretary

Dennis Sweers 13 Nov 2024