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**Village Manager:**  
Oliver K. Turner

**Village Clerk/Treasurer**  
Kimberly J. Keesler

*Village Planning  
Commission of Almont*  
817 North Main Street  
Almont, Michigan 48003

**Members:**  
Martin Wells, Chairperson  
Thomas Tadajewski, Vice-Chair  
John Cadwell, Secretary  
Steve Schneider, Village President  
Richard Tobias, Member  
Glenn Meek, Member  
Terry Roach, Member  
Melinda Steffler, Member

**REGULAR MEETING OF THE VILLAGE PLANNING COMMISSION OF ALMONT  
MARCH 6, 2014**

**CALL TO ORDER:** Chairperson Wells called the Regular Meeting of the Village Planning Commission of Almont to order at 7:36 p.m.

**ROLL CALL:**

Members Present:	Martin Wells	Chairperson
	Tom Tadajewski	Vice Chairperson
	John Cadwell (7:45)	Secretary
	Glenn Meek	Member
	Melinda Steffler	Member
	Richard Tobias	Member
	Steve Schneider (7:48)	Village President
	Oliver Turner	Village Manager/Zoning Admin.
Members Absent:	Terry Roach	Member
Staff Present:	Kimberly Keesler	Recording Secretary
Guests:	Gary Peltier	Village Councilmember
	David Nash	Owner, N & G Development LLC
	Jim Gostomsdki	Owner, N & G Development LLC
	Janis Grant	Owner, Reliteration Book Store
	Frank Gliniski	
	One Citizen	

**APPROVAL OF AGENDA:**

Meek moved, Wells seconded, **PASSED UNANIMOUSLY**, to approve the agenda with the addition of Item #2 under New Business Pertaining to Lot Split and Access Issues at the Drakeshire Farms Subdivision.

**APPROVAL OF MINUTES:**

Tadajewski moved, Wells seconded, **PASSED UNANIMOUSLY**, to approve the Regular Meeting minutes from February 6, 2014.

**PUBLIC HEARING:**

Chairperson Wells opened the public hearing at 7:38 p.m. to hear public comment on the special land use request made by N & G Development, LLC regarding the establishment of residential apartments within a C-2 Zoning District at 612 S. Main Street.

Zoning Administrator Turner presented e-mails from Mr. Keith Brown of the Michigan Department of Transportation (MDOT) and Ms. Debra Schumacher, property owner of 622 S. Main. Mr. Brown indicated MDOT's recommendation was to either close the southern driveway approach at 612 S. Main or to eliminate the existing southern driveway approach at 612 S. Main and the existing driveway approach at 622 S. Main and consolidate both into one single driveway approach that would serve both properties. Ms. Schumacher expressed concerns with this recommendation stating she wants to maintain access to the rear side of her building.

Ms. Grant and one citizen also voiced their opposition to closing one of the two driveway approaches at 612 S. Main. Discussion was held regarding the fact that the Village cannot overrule MDOT's decisions and/or MDOT's jurisdiction as to which driveway approaches must be closed.

Chairperson Wells closed the public hearing at 7:55 p.m.

**NEW BUSINESS:**

1. Special Land Use – N & G Development LLC – 612 S. Main. Establishment of Residential Apartments within a C-2 Zoning District.

Schneider moved, Meek seconded, **PASSED UNANIMOUSLY**, to approve the site plan presented by N & G Development LLC for 612 S. Main conditional upon the applicants resolving the driveway approach issue with MDOT (referencing MDOT's requirement that either one of the two driveway approaches at 612 S. Main be closed or an arrangement be made with the property owner of 622 S. Main to consolidate two driveway approaches into one driveway approach) and, if necessary, coming to a resolution with Ms. Debra Schumacher and to approve the site plan with the inclusion of two additional trees (being required to pull the site plan into compliance with the parking lot landscape requirements of the Zoning Ordinance).

2. Lot Split and Access Issues – Drakehire Farms Subdivision

Mr. Frank Glinski gave a presentation on what he is proposing to do with Lot #30 in the Drakehire Farms Subdivision. Discussion was held. Member Tobias proposed not splitting Lot #30, but instead getting an easement for the second driveway for Parcel #2 to maintain the 80 feet of road frontage as the easement would be perpetual with the land, if drafted properly.

Mr. Turner indicated that Section 3.13 of the Zoning Ordinance would need to be changed to permit access to interior lots via ingress/egress easements, and indicated he would contact ROWE Professional Services Company regarding this matter.

**OLD BUSINESS**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT:**

Schneider moved, Tadjewski seconded, **PASSED UNANIMOUSLY**, to adjourn the meeting at 8:47 p.m.

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Kimberly J. Keesler  
Recording Secretary

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John Cadwell  
Secretary

Approved: April 3, 2014



*"We're growing in the right direction."*