

**Municipal Offices:**  
(810) 798-8528  
(810) 798-3397 FAX  
[www.almontvillage.org](http://www.almontvillage.org)

**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

**SPECIAL MEETING OF THE VILLAGE PLANNING COMMISSION OF ALMONT  
MAY 8, 2014**

**CALL TO ORDER:** Chairperson Wells called the Regular Meeting of the Village Planning Commission of Almont to order at 7:34 p.m.

**ROLL CALL:**

Members Present:	Martin Wells	Chairperson
	Tom Tadajewski	Vice Chairperson
	John Cadwell	Secretary
	Glenn Meek	Member
	Melinda Steffler	Member
	Richard Tobias	Member
	Oliver Turner	Village Manager/Zoning Admin.
Members Absent:	Terry Roach	Member
	Steve Schneider	Village President
Staff Present:	None	
Guests:	Gary Peltier	Village Councilmember
	Pat Ohlert	Vinckier Foods/Ace Hardware Employee
	Frank Glinski	Local Developer
	Eddie Karana	Buscemis of Almont
	Dina Karana	Buscemis of Almont
	One Student	

**APPROVAL OF AGENDA:**

Tadajewski moved, Steffler seconded, **PASSED UNANIMOUSLY**, to approve the agenda with the addition of Item #3 under New Business pertaining to a request filed by Buscemis of Almont to extend the time frame for the completion of the parking lot proposed for construction at 210 N. Main.

**APPROVAL OF MINUTES:**

Tadajewski moved, Steffler seconded, **PASSED UNANIMOUSLY**, to approve the Regular Meeting minutes from April 3, 2014.

**PUBLIC HEARING:**

Chairperson Wells opened a public hearing at 7:36 p.m. to hear public comment on the special land use request made by Vinckier Foods/Ace Hardware regarding the establishment of a special land use for the outdoor sales of propane. Discussion was held and Mr. Ohlert answered questions from the Commission about the proposed special land use. The public hearing was closed at 7:43 p.m.

Chairperson Wells opened a public hearing at 7:43 p.m. to hear public comment on Ordinance No. 159.27, a proposed amendment to the Almont Village Zoning Ordinance that would permit lots without immediate road frontage to be created and accessed via an ingress/egress easement under certain conditions. Discussion was held and Mr. Glinski answered questions from the Commission about the proposed Ordinance. The public hearing was closed at 7:48 p.m.

**NEW BUSINESS:**

1. Special Land Use – Vinckier Food/Ace Hardware – 4545 Van Dyke. – Outdoor Sales Involving Propane Dispensation

Steffler moved, Tadajewski seconded, **PASSED UNANIMOUSLY**, to approve the site plan and special land use request presented by Vinckier Food/Ace Hardware with the condition that the Fire Chief approve the proposed increase in the size of the propane dispensing tank to a 1,000 gallon tank and with the condition that the applicant obtain all required permits from Licensing and Regulatory Affairs and any other governmental agency with an interest in and authority over such a project.

2. Ordinance No. 159.27 – Amendment to Almont Village Zoning Ordinance

Wells moved, Tadajewski seconded, **PASSED UNANIMOUSLY**, to recommend the adoption of Ordinance No. 159.27 to the Almont Village Council.

3. Buscemis of Almont – Request to Extend Time Frame for Parking Lot Completion

Mr. Eddie Karana and Ms. Dina Karana made a presentation about their desire to have an extension for the completion of the parking lot at 210 N. Main. Extensive discussion was held.

Turner moved, Cadwell seconded, **PASSED UNANIMOUSLY**, to postpone a decision regarding this request until the Village has an opportunity to ask MDOT whether it would permit Buscemis of Almont to open and obtain a certificate of occupancy without closing off the southern driveway.

**OLD BUSINESS**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT:**

Tadajewski moved, Wells seconded, **PASSED UNANIMOUSLY**, to adjourn the meeting at 8:31 p.m.

\_\_\_\_\_  
Oliver K Turner  
Recording Secretary

\_\_\_\_\_  
John Cadwell  
Secretary

Approved: June 5, 2014



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