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Village Manager:
Michael C. Deem

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

**SPECIAL MEETING OF THE VILLAGE PLANNING COMMISSION OF ALMONT
NOVEMBER 20, 2014**

CALL TO ORDER: Chairperson Wells called the Special Meeting of the Village Planning Commission of Almont to order at 7:30 p.m.

ROLL CALL:

Members Present:	Martin Wells	Chairperson
	Tom Tadajewski	Vice-Chairperson
	John Cadwell	Secretary
	Glenn Meek	Member
	Terry Roach (7:35)	Member
	Richard Tobias	Member
	Steve Schneider	Village President

Members Absent: None

Staff Present:	Michael Deem	Village Manager
	Kimberly Keesler	Recording Secretary

Guests: Jeremy Yarborough, Bur Oak Properties, LLC

APPROVAL OF AGENDA

Schneider moved, Meek seconded, **PASSED UNANIMOUSLY**, to approve the agenda.

APPROVAL OF MINUTES

Schneider moved, Tadajewski seconded, **PASSED UNANIMOUSLY**, to approve the Regular Meeting minutes of September 4, 2014.

Schneider moved, Tadajewski seconded, **PASSED UNANIMOUSLY**, to approve the Regular Meeting minutes of October 2, 2014.

PUBLIC HEARING

None

NEW BUSINESS

1. SPECIAL LAND USE – 134 S. MAIN STREET

Chairperson Wells explained the public hearing for the Special Land Use for residential apartments in the Central Business District located at 134 S. Main Street was held as published on November 6, 2014. There were no objections expressed at the hearing. Discussion was held regarding tenant parking. The owner explained the size of the units would not make an issue for parking. Village Manager Deem explained this property is a unique property in the fact that there is not another property within the District that could be utilized in this fashion.

Schneider moved, Tadajewski seconded, **PASSED UNANIMOUSLY**, to approve the special land use request for residential apartments in the Central Business District located at 134 S. Main Street based upon the following review standards:

- a. The proposed special land use shall be of such location, size, and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located.
- b. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved.
- c. The proposed use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating there from which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.
- d. The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences, and landscaping will not interfere with, or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.
- e. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses.
- f. The proposed use is necessary for the public convenience at the proposed location.
- g. The proposed use is so designed, located, planned and to be operated that the public health, safety and welfare will be protected.
- h. The proposed use shall not be detrimental or injurious to the neighborhood within which it is to be located, nor shall such use operate as a deterrent to future land uses permitted within said zoning district, and shall be in harmony with the general purpose and intent of the Zoning Ordinance.

OLD BUSINESS

1. Zoning Ordinance Revision Project

Village Manager Deem explained the zoning ordinance revision project will start back up in January 2015.

PUBLIC COMMENTS

Manager Deem explained the December 4th Planning Commission Regular Meeting has been cancelled due to lack of agenda items.

Manager Deem gave an update on the Buscemi's site plan. He did inform the Commission they have been compliant with the proposed plan throughout the process.

ADJOURNMENT

Schneider moved, Meek seconded, **PASSED UNANIMOUSLY**, to adjourn the meeting.

Meeting adjourned at 8:38 p.m.

Kimberly J. Keesler
Recording Secretary

Marty Wells
Planning Commission Representative

Approved: January 8, 2015



"We're growing in the right direction."