

**Village of Almont**  
**Planning Commission By-Laws**  
**Adopted: August 15, 2023**

**ARTICLE 1: AUTHORITY**

These rules of procedure are adopted by the Village of Almont Planning Commission (hereinafter referred to as the commission) pursuant to Public Act 33 of 2008 and the Open Meetings Act.

**ARTICLE 2: PURPOSE**

The general purpose of the Village of Almont Planning Commission shall be to guide and promote the efficient, coordinated development of the Village of Almont in a manner which will best promote the health, safety, and general welfare of its people; preserve and protect the Village of Almont and its natural resources; and to address the goals and recommendations of the Master Plan.

**ARTICLE 3: DUTIES OF THE COMMISSION**

The Commission shall perform the following duties:

- (1) Draft, conduct hearings, and recommend a Zoning Ordinance, and subsequent amendments thereto, to the Almont Village Council.
- (2) Adopt a Master Plan (or assist the governing body), review the Plan regularly, and make necessary updates as required.
- (3) Prepare an Annual Report to the Almont Village Council required by the Michigan Planning Enabling Act.
- (4) Review and take action on site plan, special land use, and planned unit development requests.
- (5) Review subdivision proposals and recommend appropriate actions to the Almont Village Council.
- (6) Prepare special studies and plans, as deemed necessary by the Commission or Almont Village Council and for which appropriations of funds have been approved by the Village Council as needed.
- (7) Attend training sessions, conferences, or meetings as needed to properly fulfill the duties of commissioner, and for which appropriations of funds have been approved by the Almont Village Council as needed.
- (8) Perform other duties and responsibilities as may be requested by the Almont Village Council or as required by the Zoning Ordinance.

(9) Members of the commission may conduct such site visits as deemed necessary to evaluate the application and supporting material. Site visits shall be conducted in accordance with all requirements of the Open Meetings Act.

#### **ARTICLE 4: MEMBERSHIP**

Section 4.1 Membership Requirements. Membership of the commission shall consist of seven (7) members who are qualified electors of the Village of Almont and are appointed by the Village President and approved by the Almont Village Council. However, in the event that seven (7) qualified electors have not been appointed to the Planning Commission, then a non-qualified elector of the Village of Almont may be appointed to the Planning Commission pursuant to the Michigan Planning Enabling Act.

If during their term, a qualified elector member of the Planning Commission ceases to be a qualified elector, the member shall no longer be eligible to serve for the remainder of the term.

Section 4.2 Terms. Each member shall be appointed to hold office for a three (3) year term except the ex-officio members shall serve for the term of office. Vacancies shall be filled by the Village President upon approval by the Almont Village Council for the unexpired term.

#### **ARTICLE 5: OFFICERS**

Section 5.1 Officers. The officers of the commission are appointed members of the commission and shall consist of a chairperson, vice-chairperson, and secretary.

Section 5.2 Duties of the Chairperson. The chair shall preside at all hearings and meetings, appoint committees, and perform such duties as may be delegated by the commission or Almont Village Council. The commission chairperson shall have the right to appoint new committee members at any time to fill a vacancy.

Section 5.3 Duties of the Vice-Chairperson. The vice-chairperson shall act in the capacity of the chairperson in his/her absence. If neither the chairperson nor vice-chairperson are present at a meeting or hearing, a temporary “acting chairperson” shall be elected by a majority vote of the commission in session at the time.

Section 5.4 Duties of the Secretary. The secretary shall serve as the liaison between the commission and the designated Village staff who are responsible for the execution of documents in the name of the commission, performing the duties hereinafter listed below, and performing such other duties as the commission may determine.

(1) Minutes. The designated Village of Almont staff shall be responsible for a permanent record of the minutes of each meeting and shall have them recorded in suitable public records.

(2) Correspondence. The designated Village of Almont staff shall be responsible for the issuance of formal written correspondence with other groups or persons,

as directed by the Commission. All communications, petitions, reports, or other written materials received by the designated Village of Almont staff shall be brought to the attention of the Commission.

(3) Attendance. The designated Village of Almont staff shall be responsible for maintaining an attendance record for each Commission member and report those records annually to the Commission for inclusion in the Annual Report to the Almont Village Council.

(4) Notices/Agendas. The designated Village of Almont staff shall issue such notices and prepare the agendas for all meetings.

Section 5.5 Duties of the Almont Village Council Representative. The Village Council representative to the commission shall report the actions of the Village Council to the commission and update the commission on actions by the Village Council that relate to the functions and duties of the commission.

Section 5.6 Elections. At the first Regular meeting in April, the commission shall select from its membership a chairperson, vice-chairperson, and secretary who shall serve for a twelve month period and who shall be eligible for re-election. A candidate receiving a majority vote of the membership present shall be declared elected. Newly elected officers will assume their office immediately after the election.

Section 5.7 Terms. All members shall serve a term of three (3) years, or until their successors are selected and assume office.

Section 5.8 Vacancies. Vacancies in offices shall be filled immediately by regular election procedure with the term expiring in accordance with section 5.7 above.

## **ARTICLE 6: MEETINGS**

Section 6.1 Regular Meetings. Regular meetings of the commission shall be held monthly in the Village of Almont Meeting Room on the first Thursday of each month and commence at 7:30pm. The dates and times shall be posted at the Village Office and a notice should be published in accordance with the Open Meetings Act. Any changes in the date or time of the regular meetings shall be posted and noticed in the same manner as originally established. When a regular meeting date falls on or near a legal holiday, the commission shall select suitable alternate dates in the same month, in accordance with the Open Meetings Act.

Section 6.2 Meeting Notices. All meetings shall be posted at the Village Hall according to the Open Meetings Act. The notice shall include the date, time and place of the meeting.

Section 6.3 Special Meetings. A special meeting may be called by the chairperson or by a majority of members if the chairperson is not available upon written request to the Village Clerk. The business which the commission may perform shall be conducted at a public meeting of the

commission held in compliance with the Open Meetings Act. Public Notice of the time, date, and place of the special meeting shall be given in a manner as required by the Open Meetings Act, and the Village Clerk shall send written notice of a special meeting to commission members not less than 48 hours in advance of the meeting.

Section 6.4. Open Meetings. All meetings of the commission shall be open to the public and held in a place available to the general public. All deliberations and decisions of the commission shall be made at a meeting open to the public. A person shall be permitted to address a hearing of the commission under the rules established in Section 6.11, and to address the commission concerning non-hearing matters under the public comment portion of the agenda, as established in Section 6.9 to the extent that they are applicable. A person shall not be excluded from a meeting of the commission except for breach of the peace committed at the meeting.

Section 6.5 Public Record. All meetings, minutes, records, documents, correspondence, and other materials of the commission shall be open to public inspection in accordance with the Freedom of Information Act, except as may otherwise be provided by law.

Section 6.6 Minutes. Commission minutes shall be prepared by the Village Clerk/Treasurer and signed by the commission secretary. The minutes shall contain a brief synopsis of the meeting, complete statement of the conditions or recommendations made on any action; and recording of attendance. All communications, actions, and resolutions shall be attached to the minutes.

Section 6.7 Quorum. In order for the commission to conduct business or take any official action, a quorum consisting of the majority of the voting members of the commission shall be present. When a quorum is not present, no official action may be taken. The members of the commission may discuss matters of interest, but can take no action until the next regular or special meeting. All public hearings without a quorum shall be scheduled for the next regular or special meeting and no additional public notice is required provided the date, time, and place is announced at the meeting.

Section 6.8 Voting. An affirmative vote of the majority of the commission members present shall be required for the approval of any requested action or motion placed before the commission. Voting shall ordinarily be voice vote; provided however that a roll call vote shall be required if requested by any commission member or directed by the chairperson. All commission members shall vote on every motion placed on the floor unless there is a conflict of interest, as established in ARTICLE 7.

Section 6.9 Agenda. A written agenda for all regular meetings shall be prepared as follows.

The agenda for all regular meetings shall be:

- (1) Call to Order
- (2) Roll Call
- (3) Approval of Agenda
- (4) Approval of Minutes
- (5) Public Comments and Communications Concerning Items Not on the Agenda
- (6) Scheduled Public Hearings

- (7) New Business
- (8) Unfinished Business
- (9) Adjournment

Any commissioner may request that an item be placed on the regular meeting agenda for discussion provided such request is made not less than two (2) weeks prior to the next regular meeting and provided that such request is approved by the chairperson.

Section 6.10 Rules of Order. All meetings of the commission shall be conducted in accordance with generally accepted parliamentary procedure.

Section 6.11 Public Hearings. Hearings shall be scheduled and due notice given in accordance with the provisions of the acts and ordinance cited in ARTICLE 1. Public hearings conducted by the commission shall be run in an orderly and timely fashion.

Section 6.12 Notice of Decision. A written notice containing the decision of the Commission will be sent to petitioners and originators of a request.

## **ARTICLE 7: CONFLICT OF INTEREST**

Section 7.1 Declaration of Conflict. Commission members shall declare a conflict of interest when any one (1) or more of the following occur:

- (1) A relative or other family member is involved in any request for which the commission is asked to make a decision.
- (2) The commission member has a business or financial interest in the property involved in the request, or has a business or financial interest in the applicant's company, agency, or association.
- (3) The commission member owns or has a financial interest in neighboring property. For purposes of this Section, a neighboring property shall include any property falling within the notification radius for the proposed development, as required by the Zoning Ordinance, or other applicable Ordinance; however, the commission shall make a determination regarding the presence of a conflict of interest.
- (4) There is a reasonable appearance of a conflict of interest, as determined by the commission member declaring such conflict.

Section 7.2 Requirements. When declaring a conflict, the commission member shall do all of the following:

- (1) Announce a conflict of interest and state its general nature.
- (2) Abstain from any votes relative to the matter which is the subject of the conflict.

## **ARTICLE 8: ABSENCES, REMOVALS, AND RESIGNATIONS**

Section 8.1 Absences. In order to be excused from a meeting, members of the commission shall notify the commission chairperson when they intend to be absent from the meeting. Failure to make this notification at least twenty-four (24) hours prior to the meeting shall result in an unexcused absence. More than four (4) consecutive, unexcused absences or absences at twenty-five (25%) percent of all meetings in any one (1) fiscal year shall be considered nonperformance of duty and cause for removal from the commission.

Section 8.2 Removal. Members of the commission may be removed by the Almont Village Council for nonperformance of duty, misconduct in office, or upon failure to declare a conflict of interest upon vote by the majority, after written charges have been prepared and a hearing conducted.

Section 8.3 Resignation. A member may resign from the commission by sending a letter of resignation to the Almont Village Council or commission chairperson.

## **ARTICLE 9: AMENDMENTS**

These rules may be amended by the commission by a concurring vote pursuant to subsection 6.8, during any regular meeting, provided that all members have received an advanced copy of the proposed amendments at least 3 days prior to the meeting at which such amendments are to be considered.

All such amendments to the by-laws shall be submitted to the Almont Village Council for its approval.