

# Armada Township

## PLANNING COMMISSION

23121 E. Main Street, P.O. Box 578

Armada, Michigan 48005

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### MINUTES

January 6, 2016 7:00 p.m.

#### Regular Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approve/Amend Agenda:
5. Approval of Minutes: **Regular Meeting Minutes November 4, 2015**
6. Public Comments
7. Public Hearing
8. Reports and Correspondence
9. Unfinished Business: **a.) Discussion of Cultural Center definition**  
**b.) Event and Banquet facilities in B-1 and B-2 districts**
10. New Business: **a.) Set 2016 Meeting Dates**  
**b.) Annual Report**
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: February 3, 2016

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**Call to order:** Chair Kehrig called the meeting to order at 7:00 p.m.

**Pledge of Allegiance:** Chair Kehrig led the group in the Pledge of Allegiance.

**Roll Call:** Present: Finlay, Wieske, Kehrig, DeCock and LeMieux. Absent: Jabara, Abercrombie. Also present: Planner Joe Tangari and Recording Secretary Christine White. Jabara arrives at 7:50 p.m.

**Approve/Amend Agenda:** Motion made by LeMieux, seconded by Wieske, to approve the agenda as presented. All ayes: Motion Carried.

**Approval of Minutes:** Regular meeting minutes November 4, 2015. Motion made by DeCock, seconded by Kehrig, to approve minutes with one correction. Change the last motion; "to set" removed and replace with "setting the". All ayes: Motion Carried.

**Public Comments:** None.

**Public Hearing:** None.

**Reports and Correspondence:** Chair Kehrig noted that Planning and Zoning News for October, November and December, a letter from Bruce Township and Lenox Township, the regulatory ordinance of Land Division and the application. Clearzoning Planning Brief December 2015; sign regulations. Motion made by DeCock, seconded by Wieske, to receive and file as presented. All ayes: Motion Carried.

Planner Joe Tangari presented the commission a hand out on Drive-In Restaurants and Establishments. He went through a list of issues to be addressed. The existing definition of drive-thru and expanding the definition was discussed. Allowing in B-2 should be considered. Rezoning and a special land use should be the way to go. No language yet, just looking at it for now. Suggestions from the commission are welcome. This will be a separate ordinance. Corner lot location will be looked at.

**Unfinished Business: a.) Discussion of Cultural Center definition:** Joe Tangari from Clearzoning presented to the commission an updated version of standards for Cultural Centers. He also presented a diagram that shows versions of what sixty percent of its perimeter abutting existing single family residential looks like. He went through the changes from last month and the diagram with the commissioners. The main concern that it be on a paved road within the preliminary sewer district was discussed. Romeo Plank Road was discussed and the commissioners felt that it should be included to list on number one.

**b.) Event and Banquet facilities in B-1 and B-2 districts:** Joe Tangari from Clearzoning presented to the commission the amended ordinance #114, Section 12.02. **Motion made by LeMieux, seconded by DeCock, to table Cultural Center and Event and Banquet facilities until next month. All ayes: Motion Carried.**

**New Business: a.) Set 2016 Meeting Dates:** Chair Kehrig went through the meeting dates with the commissioners. **Motion made by Finlay, seconded by DeCock to adopt as open meeting resolution 2016. All ayes: Motion Carried.**

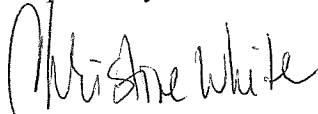
**b.) Annual Report:** The commission went over the 2015 Annual Report. **Motion made by Jabara, seconded by Kehrig, to table annual report for a more condensed version. All ayes: Motion Carried.**

**PC Projects:** None.

**Public Comments:** Planner Joe Tangari went over a planning brief in regard to a Supreme Court decision about signs. He believes that the commission should take a look at the current ordinances in place. The commission also discussed the definition of structure and estate fencing, planner will review ordinance book and bring back information for next meeting.

**Adjournment: Motion made by DeCock, seconded by LeMieux, to adjourn at 8:05 p.m. All ayes: Motion Carried.**

Respectfully submitted:



Christine White,  
Recording Secretary

Approved:

DJ Kehrig,  
Chairperson

Date \_\_\_\_\_