



Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

Telephone: (586) 784-5200 Facsimile: (586)784-5211

MINUTES

May 4, 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 March 2, 2016**
6. Public Comments
7. Public Hearing: **Amendments to Zoning Ordinance**
8. Reports and Correspondence
9. New Business: **a.) Site Plan Review Ironwood Corporate Park Unit 2**
b.) Site Plan Review Laethem Development
10. Unfinished Business: **a.) Zoning Ordinance Amendments**
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: June 1, 2016

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, Abercrombie and LeMieux. Absent: Jabara. Also present: Planner Joe Tangari and Recording Secretary Christine White. Jabara arrived at 7:24 p.m.

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

Approval of Minutes: Regular meeting minutes March 2, 2016. **Motion made by Abercrombie, seconded by LeMieux, to approve minutes as presented. All ayes: Motion Carried.**

Public Comments: None.

Public Hearing: Amendments to Zoning Ordinance: **Motion made by LeMieux, seconded by Abercrombie, to open the Public Hearing at 7:06 p.m. All ayes: Motion Carried.**

Planner, Joe Tangari from Clearzoning reviewed the ordinances being amended. Text amendments include the addition of definitions for restaurants and banquet halls and the amendment of standards for those uses provide stronger protections for neighboring uses, amendments to Section 16.15 Drive-Thru Facilities to provide stronger protections for neighboring uses, amendments to Section 6.02 to establish parking standards for drive-thru uses, amendment of Section 2.14 to permit low stone walls in front yards, the addition of Section 16.43 Driveway Entry Features to establish standards for large front yard features, and the

amendment of Section 16.29 to establish more robust locational standards for private clubs, fraternal organizations, lodge halls, cultural centers, and union halls.

Steve Nikkel, 30341 School Section Rd., Richmond, MI owns property in the township and had concerns in regard to 16.43 Restaurants and Banquet Halls, specifically A. #4 screening. He believes there is too much leeway in this regard and would like the planning commission to be more stringent. He would like to see an annual inspection on the Special Land Uses as a way to monitor and enforce. Owners should have to pay for this on a yearly basis.

Jim Goetzinger, 78550 Coon Creek Rd., Armada, MI, asked about a probation period on Special Land Uses.

Motion made by Abercrombie, seconded by LeMieux, to close the Public Hearing at 7:32 p.m. All ayes: Motion Carried.

Reports and Correspondence: Chair Kehrig noted that Planning and Zoning News for March 2016, and letters from Ray and Bruce Townships in regard to updating their Master Plans.

Motion made by Finlay, seconded by LeMieux, to receive and file as presented. All ayes: Motion Carried.

New Business: a.) Site Plan Review Ironwood Corporate Park Unit 2: Mr. Zochowski from Ironwood Corporate Park presented to the commission his proposal to build an 11,700 square foot building addition to the back of the current building. This will be a blank warehouse with no restrooms to support their current and future storage, production and material flow needs. Clarifications of names on the plan were discussed. REI Trucking, East Pond Corporate, Chet's Properties #5, and Ironwood are all the same. This project was decided to be Ironwood Corporate Park Unit #2 Addition. Planner Joe Tangari asked about the property lines on the site plan does not appear to match those in the Macomb County GIS database. Mr. Zochowski is working with the township assessor to update the property lines. The Planner also noted that only Unit 2 is being approved not the whole plan. The storm sewer that collects from the REI truck well is marked "to be removed". It will not be removed. The truck well will be having a video made and given to the township inspector. The lighting and dumpster meet the standards of the ordinance. **Motion made by Wieske, seconded by DeCock to approve Ironwood Corporate Park Unit 2 Addition subject to assessor approval of property lines and addressing the engineer's comments. All ayes: Motion Carried.**

b.) Site Plan Review Laethem Development: Planner Joe Tangari presented that Laethem Development is proposing a ten unit condo located east of Powell Road and South of 33 Mile Rd. Units are proposed to range in size from 1.5 acres to 6.6 acres. The split is of two large parcels with M-1 zoning on Laethem Drive. The site plan says that this plan is for construction, the plan is only adequate for preliminary approval, and that, in any event, condominium plan approval proceeds to two phases: preliminary and final approval. The minimum lot width in the M-1 district is 165 feet. All lots appear to meet the standard, though the plan should be revised to show the widths of the lots with curved front lot lines. The buildable areas of each lot should be shown. The ordinance states in Section 2.28, the planning commission has final approval over condominium plans. This is at odds with the Subdivision Ordinance, which requires approval by the Township Board. The only real difference between these two approvals is the form of ownership in question. The Township should seek the opinion of its attorney regarding whether or not the Township Board should be the final approving body for condos.

There is a proposed detention basin indicated on the plans. It has not been indicated how storm water will reach the proposed detention basin. Drainage patterns must be shown for surface flow. A detail should be provided for the connection of Laethem Drive to Powell Rd. **Motion made by Jabara, seconded by Kehrig to table site plan to address the planner comments and setbacks of each lot and buildable areas of each lot. Lot widths for cul-de-sac per ordinance, and to make clear preliminary not construction on plans. All ayes: Motion Carried.**

Unfinished Business: a.) Zoning Ordinance Amendments: The commission discussed the changes and the comments made during the Public Hearing. **Motion made by DeCock, seconded by Jabara to recommend to the Township Board the adoption of amendments as presented as sections 2.14, 6.02, 16.15, 16.29, and 16.43. All ayes: Motion Carried.**

Motion made by DeCock, seconded by Jabara to have the Township Board review public comments to take under consideration comments made regarding annual inspections of Special Land Use Permits. All ayes: Motion Carried.

PC Projects: None.

Public Comments: Steve Nikkel asked the commission for direction about a property he owns in the township. Jim Goetzinger commented about attending the planning commission meeting and enjoys learning about the process.

Adjournment: Motion made by Abercrombie, seconded by Finlay, to adjourn at 8:32 p.m. All ayes: Motion Carried.

Respectfully submitted:

Christine White,
Recording Secretary

Approved:

DJ Kehrig,
Chairperson _____ Date _____