



Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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

MINUTES

July 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 May 4, 2016**
6. Public Comments
7. Public Hearing
8. Reports and Correspondence
9. New Business: **Amendments to Zoning Ordinance: Signs; Solar & Wind Provisions; building vs. structure**
10. Unfinished Business
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: August 3, 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, and LeMieux. Absent: Jabara, and Abercrombie. Also present: Planner Joe Tangari and Recording Secretary Christine White.

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

Approval of Minutes: Regular meeting minutes May 4, 2016. Motion made by DeCock, seconded by LeMieux, to approve minutes as presented. All ayes: Motion Carried.

Public Comments: None.

Public Hearing: None

Reports and Correspondence: Chair Kehrig noted that a letter from the County of St. Clair in regard to their master plan and a copy of a proposed development for Hidden River would be presented next month for re-zoning. Motion made by LeMieux, seconded by DeCock, to receive and file as presented. All ayes: Motion Carried.

New Business: Amendments to Zoning Ordinance: Signs; Solar & Wind Provisions; building vs. structure: Planner Joe Tangari went through a handout with the commission in regard to solar and wind provisions that have been done in other communities. This is informational only at this time. Language could be added for height, and glare.

Mr. Tangari then went over signs with the commission. He went over a recent Supreme Court

ruling that has affected signage ordinances throughout all communities, which mainly has to do with regulating signage content. The ordinance will be shorter and more straight forward. He will be sending a new draft over for the August meeting.

Mr. Tangari also went over structure vs. building, and discussed with the commission all of the areas in the zoning ordinance book that needs to be changed.

Unfinished Business: None.

PC Projects: None.

Public Comments: Monica Job asked the commission for an explanation of the sign ordinance in regard to political signs. The planner explained that only one side of a flat two sided sign is included in the square footage calculation.

Adjournment: Motion made by Finlay, seconded by LeMieux, to adjourn at 7:52 p.m. All eyes: Motion Carried.

Respectfully submitted:

Christine White,
Recording Secretary

Approved:

DJ Kehrig,
Chairperson _____ Date _____