

# Armada Township

## PLANNING COMMISSION

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

Armada, Michigan 48005

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### MINUTES

December 7, 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 November 2, 2016**
6. Public Comments
7. Public Hearing:
8. New Business: A.) **Site Plan Hidden River Development**  
B.) **Set 2017 Meeting Dates**
9. Unfinished Business: A.) **Amendments to Zoning Ordinance: Signs; accessory structures**
10. PC Projects:
11. Public Comments
12. Adjournment

Next Scheduled Regular Meeting: January 4, 2017

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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, Jabara, Wieske, Kehrig, Abercrombie, and LeMieux. Also present: Planner Joe Tangari and Recording Secretary Christine White. Absent Ken DeCock.

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

**Approval of Minutes:** Regular meeting minutes November 2, 2016. **Motion made by Abercrombie, seconded by Finlay, to approve minutes as presented. All Ayes: Motion Carried.**

**Public Comments:** Mr. & Mrs. Rodzewicz are curious about the development behind them.

**Public Hearing:** None.

**Reports and Correspondence:** Chair Kehrig noted the Planning & Zoning News for August and October. Abercrombie noted an article on water ways was interesting. **Motion made by LeMieux, seconded by Abercrombie, to receive and file as presented. All Ayes: Motion Carried.**

**New Business: A.) Site Plan Hidden River Development:** Mike DeMil owner of the project and attorney for owner Jon Eadie went over a new submitted site plan with the commission. Jon Eadie went through the plan and the open space ordinance and how it pertains to the site plan. Access is directed to an approved public roadway. There is no problem meeting the open space criteria for natural preservation with the river vista and by leaving the gas line easement as a natural meadow area. The new plan shows just over 50 percent of open space. The master deed will reflect all open spaces. There is no set-back requirement under open space. Sidewalks are not shown on the plan. A parallel plan is a submission requirement to show density and basic standards. The minimum exterior road buffer is more than adequate. The gas pipeline easement is believed to be unbuildable. Every unit abuts open space. Access trails would be a nice feature. There are no flag lots or panhandle lots.

The access trails should be around the perimeter of the development. Special consideration with the design of the garages can be looked at. Architectural character is encouraged throughout the development. Minimum cropland and barnyard buffers do not apply.

The roadway width is 28 feet. The roads were put in place as private roads, since then the Macomb County Road Commission standards have changed. The question came up that they may have to be rededicated to the county. Mr. Eadie is waiting for an answer from the township attorney on this matter. This is an engineering and legal matter, not planning. It appears that the site will meet the open space requirements.

Planner Joe Tangari went through past action, history, and existing conditions of the site. The site is zoned RM Moderate Density Residential. Surrounding parcels are zoned R-1, with exceptions of parcels across 33 Mile Rd. to the south, and the western property line, which are zoned M-1 Industrial. The site is 27.01 acres. Roads have already been built on the site and are in need of repair. The applicant proposes to construct an age-restricted detached condominium development using the existing roads. The updated plan proposes 56 units. Lot width should be noted at the front of the lot, not the rear. It would be helpful to have a table showing the width and size of each parcel. The project meets the front setback. The Land Division ordinance requires five-foot sidewalks. The commission should consider whether to require them as each unit is constructed. The increase in density places a greater burden on emergency services. An emergency path next to lot 36 to the area near lot 56 should be added to provide a second means of access for emergency vehicles. This would be the fire departments call. The planning commission discussed landscaping, and the length of the cul-de-sac because of the increased amount of units. Parking on the street was discussed and the 28 feet width of the roads. The commission discussed a walking path and/or trail that connect to sidewalks for pedestrian circulation. Having a black top trail because of the site being age restricted was favored. Kehrig went over the engineering review and mention was made in regard to detention pond B and it not being approved and not sure if storm culverts were put in. **Motion made by Jabara, seconded by Kehrig, to table pending further information. All Ayes: Motion Carried.**

**B.) Set 2017 Meeting Dates:** The commission reviewed the meeting dates for 2017. **Motion made by Jabara, seconded by Abercrombie, to adopt the Open Meeting Resolution 2017. All Ayes: Motion Carried.**

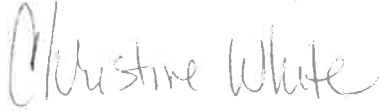
**Unfinished Business: A.) Amendments to Zoning Ordinance: Signs; accessory structures:** Planner Tangari presented the commission with a handout of the current accessory structure ordinance and another one with possible changes. The commission discussed the possible changes which included size increases. The increases were mainly discussed for parcels with two to five acres of land. Tangari also provided handouts to each commissioner showing barns on different size parcels. The commission wants more information and opinions from Orchard Construction, and the Building Inspector. Changes being made are close to having a public hearing. Discussion tabled until next month.

**PC Projects:** None.

**Public Comments:** Residents living near the Hidden River development wanted to know why the land for the development was up for sale. Mike DeMil commented that he was testing the water.

**Adjournment: Motion made by Abercrombie, seconded by Jabara, to adjourn at 8:23 p.m. All Ayes: Motion Carried.**

Respectfully submitted:



Christine White,  
Recording Secretary

Approved:

DJ Kehrig,  
Chairperson

Date \_\_\_\_\_