



# Armada Township

## PLANNING COMMISSION

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

Armada, Michigan 48005

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

### MINUTES

April 5, 2017

7:00 p.m.

#### Regular Meeting

##### Call to order

1. Pledge of Allegiance
2. Roll Call
3. Approve/Amend Agenda
4. Approval of minutes: **Regular Meeting March 1, 2017**
5. Public Comments
6. Public Hearing: **Amendments to Zoning Ordinance**
7. Reports and Correspondence
8. New Business:
9. Unfinished Business: **A.) Amendments to Zoning Ordinance**
10. PC Projects
11. Public Comments
12. Adjournment

Next Scheduled Regular Meeting: May 3, 2017

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**Call to order:** Chair Kehrig called the meeting to order at 7:03 p.m.

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

**Roll Call:** Present: Finlay, Wieske, DeCock, Kehrig, Jabara, Kanehl. Also present: Planner Joe Tangari and Recording Secretary Christine White. Absent: Abercrombie

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

**Approval of Minutes:** Regular meeting minutes March 1, 2017. **Motion made by Wieske, seconded by DeCock, to approve minutes. All Ayes: Motion Carried.**

**Public Comments:** None.

**Public Hearing: Amendments to Zoning Ordinance:** **Motion made by Jabara, seconded by Finlay, to open the public hearing at 7:07 p.m. All Ayes: Motion Carried.** Planner Tangari went over the ordinance updates. Solar Energy Systems is to permit and encourage development within Armada Township while ensuring that such systems do not become a nuisance to neighbors and the community. Roof and ground mounted systems, small, medium and large. Restaurants and Banquet Halls permitted as a principal use in the B-2 district and as a special approval land use in the B-1 district with conditions that protect residential neighbors. Value added farm operations site plan requirements. A measurable set of items added for site plan review. Signs updated due to a Supreme Court decision in Gilbert vs. Reid and improved for better organization. Accessory Structures to add more square footage. And language changes

clarified, building vs. structure, throughout the book to make it easier to read. **Motion made by Finlay, seconded by DeCock, to close public hearing at 7:16 p.m. All Ayes: Motion Carried.**

**Reports and Correspondence:** Chair Kehrig noted the Planning & Zoning News for February, and Blake's are looking into expanding their patio area on Armada Center Rd. **Motion made by Finlay, seconded by Kanehl, to receive and file as presented. All Ayes: Motion Carried.**

**New Business:** None.

**Unfinished Business: A.) Amendments to Zoning Ordinance:** The commission discussed section 8.02. The discussion was about site vs. operator. If a farm has leased property that they grow crops on as well as the site. **Motion made by Jabara, seconded by Kehrig, to change site to by the operator in section 8.02.B.2 #2 a, b, c, and k. All Ayes: Motion Carried.**


**Motion made by DeCock, seconded by Jabara, to recommend to the Township Board approval of the zoning ordinance amendments published on March 15, 2017. 8.02.B.2 is recommended as amended per the April 5, meeting. All Ayes: Motion Carried.**

**PC Projects:** None.

**Public Comments:** Monica Job inquired if the commission was working on accessory dwelling units.

**Adjournment: Motion made by DeCock, seconded by Jabara, to adjourn at 7:34 p.m. All Ayes: Motion Carried.**

Respectfully submitted:



Christine White,  
Recording Secretary

Approved:

DJ Kehrig,  
Chairperson

\_\_\_\_\_ Date \_\_\_\_\_