



Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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

MINUTES

February 1, 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 January 4, 2017**
5. Public Comments
6. Public Hearing
7. Reports and Correspondence
8. New Business: **A.) Site Plan Requirements for Agri-business**
B.) Accessory Dwelling Units
9. Unfinished Business: **A.) Amendments to Zoning Ordinance: Signs; accessory structures**
10. PC Projects
11. Public Comments
12. Adjournment

Next Scheduled Regular Meeting: March 1, 2017

Call to order: Chair Kehrig called the meeting to order at 7:02 p.m.

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

Roll Call: Present: Finlay, Jabara, Wieske, DeCock, Kehrig, Abercrombie. Also present: Planner Joe Tangari and Recording Secretary Christine White. Planner Rod Arroyo in audience.

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

Approval of Minutes: Regular meeting minutes January 4, 2017. **Motion made by DeCock, seconded by Abercrombie, to approve minutes as presented. All Ayes: Motion Carried.**

Public Comments: An audience member asked if there were updates to the Hidden River development, and if an updated landscape plan had been submitted.

Public Hearing: None.

Reports and Correspondence: Chair Kehrig noted the Planning & Zoning News for December, a copy of the land division regulations ordinance, and two upcoming educational programs; MSU Extension Flyer for Michigan Citizen Planner Classroom Series, and a workshop for Regulating Medical Marijuana Facilities. A correspondence from MTA stating that family members may be on the Planning Commission was also received. **Motion made by DeCock, seconded by Jabara, to approve anyone who wants to go to the Medical Marijuana class.**

All Ayes: Motion Carried. Motion made by Abercrombie, seconded by Jabara, to receive and file as presented. All Ayes: Motion Carried.

New Business: A.) Site Plan Requirements for Agri-business: Planner Tangari went over Section 8.02.B.2 Acceptable Ancillary Uses of the Ordinance Book and specifically what the current requirements for site plan submittal are required. To provide for more continuity he presented the commission with five minimal suggestions. The commission went through each one. A to-scale drawing on a survey showing locations and extent of proposed uses/paved areas, including north arrow, and setback distances. Basic elevations showing the height and appearance of proposed building(s), including list of materials. The commission wants to strike, including list of materials. An aerial image of surrounding area to provide context. The commission wants to add most recent available. Basic floor plan of publicly accessible building, drawn to scale. Narrative describing the intended use of the building. The Planner will bring an updated copy to next month's meeting.

B.) Accessory Dwelling Units: Planner Tangari went over types of Accessory Dwelling Units with the commission. They are attached to the principal home, or are separated from the principal home, in some cases located above an attached garage. The planner is looking for clear direction from the commission as to develop regulations for AUD's. The commission discussed various scenarios, and would like information on how this would affect wells and septic systems, and having them attached or detached, square footage, number of rooms, family members, if it becomes a rental, and would like to review other community ordinances. **Motion made by Jabara, seconded by Kehrig, to table for more information. Jabara, Wieske, DeCock, Kehrig, Abercrombie: Aye. Finlay: Nay. 5 to 1 Motion Carried.**

Unfinished Business: A.) Amendments to Zoning Ordinance: Signs; accessory structures: Planner Tangari went over the updated sign ordinance that was provided in the packets with the commission. He went over several changes, and discussed how some of the changes are working their way through the court. He also discussed the difference in attorney opinions. Temporary off Site Signs for Value Added Farming Operations was discussed in that a limitation based on property frontage should be included. The commission also went through the definitions of signs and removed ones that no longer apply. The planner will have a couple of options next month and a clean copy of the changes discussed.

Accessory Structures: The commission went over two different proposed revisions. One applied the suggested increase of two hundred square feet across the board. The other applied the same, but increased more after three acres and included a percentage. **Motion made by DeCock, seconded by Jabara, to increase the allowable size by two hundred square feet up to five thousand square feet. All Ayes: Motion Carried.**

PC Projects: None.

Public Comments: None.

Adjournment: Motion made by DeCock, seconded by Kehrig, to adjourn at 8:46 p.m. All Ayes: Motion Carried.

Respectfully submitted:

Christine White,
Recording Secretary

Approved:

DJ Kehrig,
Chairperson

_____ Date _____