

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 4, 2018

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 7, 2018**
5. Public Comments
6. Public Hearing
7. Reports and Correspondence
8. New Business: **A.) Site Plan Review Henshaw Custom Automation**
B.) Hidden River Site Plan Extension Request
9. Unfinished Business: **A.) Park & Recreation Master Plan**
10. PC Projects
11. Public Comments
12. Adjournment

Next Scheduled Regular Meeting: May 2, 2018

Call to order: Chair Kehrig called the meeting to order at 7:04 p.m.

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

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

Approve/Amend Agenda: **Motion to amend the agenda by moving B.) Hidden River Site Plan Extension Request to be first under new business by Abercrombie, seconded by DeCock, to approve the agenda as amended. All Ayes: Motion Carried.**

Approval of Minutes: Regular meeting minutes March 7, 2018. **Motion made by DeCock, seconded by Abercrombie, to approve minutes as presented. All Ayes: Motion Carried.**

Public Comments: None.

Public Hearing: None.

Reports and Correspondence: Chair Kehrig noted the Planning & Zoning News for March presented on the table. DeCock mentioned a medical marijuana meeting coming up in Richmond Township. **Motion made by Abercrombie, seconded by Kehrig, to receive and file as presented. All Ayes: Motion Carried.**

New Business: A.) Hidden River Site Plan Extension Request: Attorney Jon Eadie presented on behalf of Jupiter Land Management a request for Hidden River Condominium Site Plan to be

extended. The applicant misunderstood the need to renew the site plan because water and sewer is not yet available. The commission discussed the time frame for the extension. **Motion made by DeCock, seconded by Kehrig, to approve the extension of the site plan for twelve months to when originally approved expired. All Ayes: Motion Carried.**

B.) Site Plan Review Henshaw Custom Automation: Bob Lindh engineer for the site plan along with Justin Clark from Henshaw Custom Automation presented their plan to build a 75,000 square foot building on the corner of Powell and 33 Mile Rd. They are a family owned business and have outgrown their current location and are looking to expand. They manufacture various types of automated and custom equipment such as robot cells, assembly machines, conveyors, ergonomic lifting equipment, and more. They would like to start construction as soon as possible. Planner Tangari went over his review with the commission. They discussed the height of the building in that it is permitted for each additional foot of height; one additional foot of setback is required. An additional eight feet of setback is required on each side. Paving the land banked areas is acceptable; one additional parking space was added to meet the site's overall parking requirement. The commission discussed if the north side is to be considered a front yard or exterior side yard, the concern was that the berm and landscape protect residents.

Tree placement and screening of the proposed arrangement was acceptable, the commission requested more than the minimum trees along the north side. Lighting exceeded the 5.0 candle maximum on the plan. Architect Rick Keith will be submitting a new lighting plan to the planner. Details of the dumpster enclosure will also be submitted to the planner. The appearance of the building was discussed. A picture of the building was given to each of the commissioner's with the details of the materials to be used. They liked the appearance of the plan submitted. Chair Kehrig went over the fire department review noting that plans for fire suppression, fire alarm and a Knox box are to be submitted. He then went over the engineer's preliminary review which stated that the project could meet the engineering requirements.

Motion made by Jabara, seconded by Finlay, to approve the site plan subject to addressing the lighting and dumpster enclosure administratively. All Ayes: Motion Carried.

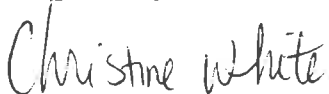
Unfinished Business: A.) Park & Recreation Master Plan: Planner Tangari went over a copy of the proposed final format survey with the commission. A few changes were requested. He will send over the finalized copy when prepared and it is ready to go to the board. Certain information and who will be responsible for providing that information is being sent over to the township board for their next meeting.

PC Projects: None.

Public Comments: None.

Adjournment: Motion made by DeCock, seconded by Finlay, to adjourn at 8:09 p.m. All Ayes: Motion Carried.

Respectfully submitted:



Christine White,
Recording Secretary

Approved:

DJ Kehrig,
Chairperson

Date _____