

# Armada Township

## PLANNING COMMISSION

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

Armada, Michigan 48005

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

### MINUTES

June 6, 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 April 4, 2018**
5. Public Comments
6. Public Hearing: **Special Land Use Murray/Vinckier 15300 Armada Center Rd**
7. Reports and Correspondence
8. New Business: **A.) Special Land Use Murray/Vinckier 15300 Armada Center Rd.  
B.) Ordinance Electronic Sign**
9. Unfinished Business: **A.) Park & Recreation Master Plan**
10. PC Projects
11. Public Comments
12. Adjournment

Next Scheduled Regular Meeting: August 1, 2018

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**Call to order:** Chair Kehrig called the meeting to order at 7:01 p.m.

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

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

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

**Approval of Minutes:** Regular meeting minutes April 4, 2018. **Motion made by Wieske, seconded by Finlay, to approve minutes as presented. All Ayes: Motion Carried.**

**Public Comments:** None.

**Public Hearing: Special Land Use Murray/Vinckier 15300 Armada Center Rd.: Motion made by Finlay, seconded by Kehrig to open Public Hearing at 7:04 p.m. All Ayes: Motion Carried.** Mr. Patrick Vinckier representing the Murray's who are building a new home and accessory structure at 15300 Armada Center Rd. presented that they are requesting to build the accessory structure in the front yard set-back. The property is currently eighteen acres but an additional five acres has been purchased and will be combined for a total of 23 acres. They are making the request because once construction had begun they realized that the drive way made it difficult to maneuver into the accessory building. By moving the building forward sixteen feet

would solve the problem. The home and accessory structure are over two hundred feet from the road. The accessory building is in harmony with the principal structure, the environment, the topography, and the surrounding properties. There is proportionality between the size of the lot, street frontage and the size of the accessory structure. Mr. Mel McNutt, building inspector for the township stated that the accessory structure is over two hundred feet off the road, with a good greenbelt, and had no concerns. Chair Kehrig reviewed the ordinance and agreed that it is in harmony. Planner Tangari went through his review noting the location, large parcel, surrounding properties and dimensional standards and stated it is appropriate for this lot. **Motion made by Finlay, seconded by Jabara to close the Public Hearing at 7:17 p.m. All Ayes: Motion Carried.**

**Reports and Correspondence:** Chair Kehrig noted the Planning & Zoning News for April and May, Letters from Almont and Bruce Townships regarding updating their Master Plans, MSU Extension Citizen Planner News for April and May, MTA Hot Topics in Planning & Zoning, and House Bill No. 5947 regarding wedding barns. **Motion made by Jabara, seconded by Kehrig, to receive and file as presented. All Ayes: Motion Carried.**

**New Business:** A.) **Special Land Use Murray/Vinckier 15300 Armada Center Rd.: Motion made by Finlay, seconded by Jabara, to recommend to the township board approval of the Special Land Use for the accessory structure in the front yard set-back as shown on the site plan. All Ayes: Motion Carried.**

B.) **Ordinance Electronic Sign:** Chair Kehrig thought the commission should review the electronic sign section of the ordinance because the Fire Department sought approval from the township board for an increase in the amount of electronic messaging that could be displayed on a sign they want to put up. The standard is currently twenty percent. Usually it is fifty to sixty percent. Speed of the road is a consideration. Letter height and the amount of time the message runs is also a consideration. Planner Tangari will bring more information and examples for the commission.


**Unfinished Business:** A.) **Park & Recreation Master Plan:** Planner Tangari went over a list of what needs to be provided. Chester Zochowski will be possibly donating property to the trail. It is unclear yet, but was noted that it could be floodplain and/or wetland. Kanehl gave each commissioner information sheets that the Planner requested.

**PC Projects:** None.

**Public Comments:** Planner Tangari mentioned that we could see antenna's in the Right of Ways as part of the new 5G technology. There is legislation currently being proposed for locals to regulate, and would keep us updated.

**Adjournment: Motion made by Finlay, seconded by Wieske, to adjourn at 7:42 p.m. All Ayes: Motion Carried.**

Respectfully submitted:



Christine White,  
Recording Secretary

Approved:

DJ Kehrig,  
Chairperson

Date \_\_\_\_\_