

Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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

MINUTES

March 7, 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 January 3, 2018**
5. Public Comments
6. Public Hearing
7. Reports and Correspondence
8. New Business: **A.) Election of Officer's**
9. **B.) Park & Recreation Master Plan**
C.) Special Land Use
10. Unfinished Business: **A.) Ordinance Review**
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: April 4, 2018

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, DeCock, Kehrig, Abercrombie, Kanehl. Also present: Planner Joe Tangari and Recording Secretary Christine White.

Approve/Amend Agenda: **Motion to amend the agenda by moving C.) Special Land Use to be first under new business by Kehrig, seconded by Finlay, to approve the agenda as amended. All Ayes: Motion Carried.**

Approval of Minutes: Regular meeting minutes January 3, 2018. **Motion made by Finlay, seconded by DeCock, to approve minutes as presented. Abercrombie Abstained. All Ayes: Motion Carried.**

Public Comments: None.

Public Hearing: None.

Reports and Correspondence: Chair Kehrig noted the Planning & Zoning News for January, and February. Giffels Webster Agreement for services and consultant services, Michigan Citizen Planner News for January 2018, St. Clair County Metro Planning Commission 2018 annual workshop, and an American Planning Association Essentials workshop. **Motion made by**

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

New Business: A.) Special Land Use 77245 North Ave.: The owner of the property is requesting a Special Land Use for a 192 square foot accessory structure in the front yard. Under Section 2.03 of the ordinance accessory buildings may be permitted in the non-required front yard or the non-required street side yard as a special land use providing the following conditions are met: 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 building. Planner Tangari went over his review with the commission and recommended approval. Mr. Wolfe the owner presented that his property floods and that code enforcement triggered the need for the special land use. **Motion made by DeCock, seconded by Wieske, to recommend to the township board to approve the Special Land Use that allows the building in the current location because of the unique topography, and it is in harmony and proportional to the lot with no adverse effects to the surrounding properties or the township. All Ayes: Motion Carried.**

B.) Election of Officer's: Current Officers are as follows: Chair: DJ Kehrig, Vice-Chair: Ken DeCock, Secretary: Beth Abercrombie. Randy Finlay nominated all three positions to be the same. All three accepted the nominations. **Motion made by Finlay, seconded by Jabara, to re-elect everyone to the same position. All Ayes: Motion Carried.**

C.) Park & Recreation Master Plan: The commission went over the basic scope of work to be completed to update the five year Park & Recreation Master Plan with Planner Tangari. The work will include community description, administrative structure, an inventory of existing parks, natural areas and recreation facilities, accessibility evaluation, grant assisted facilities, a description of the planning and public input process, goals and objectives and an action program. The commission discussed an online survey, with printed copies at the senior center and library. **Motion made by DeCock, seconded by Abercrombie, to recommend to the township board that a survey be sent out with the township summer taxes. All Ayes: Motion Carried.**

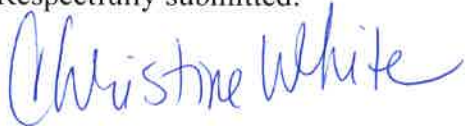
Unfinished Business: A.) Ordinance Review: The commission discussed a fact sheet for the Right to Farm Act as an educational component to be formatted as a hand out. Topics should include what it does, the GAAMPS, what permits are exempt, when do I have to be compliant with the building code, etc. Links to websites for additional information, with regional office phone numbers, hobby farms and commercial farms should be included. **Motion made by Jabara, seconded by Kehrig, to table until we receive additional information. All Ayes: Motion Carried.**

PC Projects: None.

Public Comments: None.

Adjournment: Motion made by DeCock, seconded by Abercrombie, to adjourn at 8:10 p.m. All Ayes: Motion Carried.

Respectfully submitted:



Christine White,
Recording Secretary

Approved:

DJ Kehrig,
Chairperson



Date

4-4-18