



# Armada Township

## PLANNING COMMISSION

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

Armada, Michigan 48005

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### MINUTES

August 1, 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 June 6, 2018**
5. Public Comments
6. Public Hearing
7. Reports and Correspondence
8. New Business: A.) **C&H Ventures Laethem Development**  
B.) **Site Plan Review DeHondt**
9. Unfinished Business: A.) **Park & Recreation Master Plan**  
B.) **Electronic Signs**
10. PC Projects
11. Public Comments
12. Adjournment

Next Scheduled Regular Meeting: September 5, 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, Kehrig, and Abercrombie. Absent: DeCock and Kanehl. Also present: Planner Joe Tangari and Recording Secretary Christine White.

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

**Approval of Minutes:** Regular meeting minutes June 6, 2018. **Motion made by Finlay, seconded by Kehrig, 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 June. A letter from Bruce Township regarding their water and sewer district which is being expanded to match their Master Plan. Chair Kehrig went over the highlights of a seminar that he and Kanehl, and Jabara attended. **Motion made by Abercrombie, seconded by Finlay, to receive and file as presented. All Ayes: Motion Carried.**

**New Business:** A.) **C&H Ventures Laethem Development:** Simone Mauro, Engineer for Laethem Development went over the project with the commission which is to develop a 10 unit site condominium. Planner Tangari went through his review and said that all lots appear to meet the M-1 district standard. The plan should be revised to show the widths of the lots with curved front lines. A final plan should be done to include the following: A survey of the condominium subdivision site, a plan delineating all natural features, including ponds, streams, drains, floodplains, wetlands, and woodland areas, the location, size, shape, area and width of all condominium units and common areas and location of all proposed streets, a copy of the Master Deed and a copy of all restrictive covenants to be applied to the project, a utility plan, street construction, paving, and maintenance plan, and a storm drainage and storm water management plan. Chair Kehrig went over the township engineer review which stated that drainage features must be included with topographical information and there is a proposed detention basin indicated on the plans, but doesn't show how storm water will reach the basin. Proposed drainage patterns must be shown for surface flow. **Motion made by Jabara, seconded by Finlay, to approve preliminary site condominium plan as presented. All Ayes: Motion Carried.**

B.) **Site Plan Review DeHondt:** Bob Lindh, from Urban Land Consultants presented to the commission the proposed project which is to build an office/workshop for DeHondt Electric and a self-storage facility on 33 Mile Rd. He went through the site details and mentioned that three variances were needed. Planner Tangari went through his review and mentioned that a full photo metric plan meeting the requirements of Section 5.04 must be provided. The planning commission should discuss building materials and whether those proposed satisfy the requirements of the ordinance. The fence proposed for the front yard is 6 feet tall, which exceeds the maximum permitted height of 42 inches. The applicant has applied for a variance. Chair Kehrig went through the engineer review which stated a note to be made on the plan in regard to the 100 year floodplain and if dumpster and or sidewalk across 33 Mile Rd. frontage are not required and are not being provided a note indicating so should be included. A discussion of the appearance of the main building took place. Single-family housing is directly across the street. The appearance of the storage facilities is acceptable. Mr. DeHondt will stone the front facade of the main office building. **Motion made by Jabara, seconded by Kehrig, to approve the site plan for office and storage buildings subject to receiving three variances for fence height and setbacks. Administrative review of photo metric plan and full stone facing on the front facade of office. All Ayes: Motion Carried.**

A discussion of elevation to drop grade to twelve to thirteen feet to tree line took place. Motion may be amended; Mr. DeHondt will bring in renderings of the building.

**Unfinished Business:** A.) **Park & Recreation Master Plan:** Planner Tangari went thru a simple review of a rough draft of the park & recreation master plan. He has all of the required information to move forward. He mentioned the undeveloped park which is to be included in the plan. An analysis barrier free must be done. All of the public input should be in by next month. The adoption process will be starting in November and must be submitted by February 1, 2019.

B.) **Electronic Signs:** The commission will visit this next month.

**PC Projects:** None.

**Public Comments:** Chair Kehrig asked about solar farms in the township.

**Adjournment: Motion made by Jabara, seconded by Kehrig, to adjourn at 8:42 p.m. All Ayes: Motion Carried.**

Respectfully submitted:



Christine White,  
Recording Secretary

Approved: