



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 6, 2019

7:00 p.m.

Regular Meeting

1. Call to order
2. Pledge of Allegiance
3. Roll Call
4. Approve/Amend Agenda
5. Approval of minutes: **Regular Meeting January 2, 2019**
6. Public Comments
7. Public Hearing: **A.) SPLU Gladys Accessory Structure**
8. Reports & Correspondence
9. New Business: **A.) SPLU Gladys Accessory Structure**
B.) Agri-Business in R-1
10. Unfinished Business: **A.) Annual Report**
11. PC Projects: **A.) Rezoning Procedures**
B.) Contractor Businesses/Type II Home Occupation
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: March 6, 2019

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Call to order: Chair Kehrig called the meeting to order at 7:03 p.m.

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

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

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

Approval of Minutes: Regular meeting minutes January 2, 2019. **Motion made by DeCock, seconded by Wieske, to approve minutes as presented. All Ayes: Motion Carried.**

Public Comments: None.

Public Hearing: A.) SPLU Gladys Accessory Structure: Open Public Hearing at 7:09 p.m. Chair Kehrig noted publication in The Record and that notices were mailed to residents within 300 feet. Christine White stated that Mr. Richard Pistler had come into the township hall and said he was fine with the barn going up. **Motion made by DeCock, seconded by Finlay to close the Public Hearing at 7:13 p.m. All Ayes: Motion Carried.**

Reports and Correspondence: Chair Kehrig noted Citizen Planner News for January and February 2019, information on liquor licensing from the planner, MIDD meeting minutes for

Wastewater Master Plan, Citizen Planner Upcoming Classes, Agricultural Preservation Plan to be included in the Master Plan and mention of a Farm Bureau class on March 19 in Ann Arbor for \$20.00. **Motion made by Wieske, seconded by Nikkel, to receive and file as presented.**

All Ayes: Motion Carried.

New Business: A.) SPLU Gladys Accessory Structure: Anthony Balmaceda from Winston & Sons, presented for homeowner Michael Gladys who resides at 21900 Armada Ridge Rd. permission to build a 40 x 60 feet accessory building behind an existing 30 x 40 feet garage that will be used for extra storage. The parcel is 3.85 acres. The maximum accessory structure allowed is 2600 sq. ft. The existing garage is 1200 sq. ft. The new proposed building is 2400 sq. ft. They are requesting an extra 1000 sq. ft. Planner Tangari went through his review noting that the building is proportional to the size of the parcel and that it does meet the standards of section 16.01 of the ordinance book. The concern is with the setbacks. The ordinance does not provide a setback when a building is exactly 2400 sq. ft. The plan shows that the new building will be ten feet from the property line. That figure has been manually crossed out and replaced with 15 feet, but the plan has not been amended accordingly. The applicant did mention a tree that he would like to save, and that he is already going to be removing some apple trees. The height of the ridge also was not provided, but the wall height is 10 feet. **Motion made by Jabara, seconded by Wieske, to recommend to the township board approval of a 2400 sq. ft. accessory building with a 25 feet set-back and the height of the peak shown on the plan. A new print showing the corrections is to be submitted. All Ayes: Motion Carried.**

B.) Agri-Business in R-1: Planner Tangari went through with the commission that it was discovered that the township's intent to permit agri-business activities in the R-1 district, the ordinance does not actually do that. Per Section 9.01H, farms are permitted in the R-1 district as defined in 8.01A, E., F. Agri-business is regulated under item 8.01B. Because it isn't referenced anywhere in Section 9.01 or 9.02, it is technically not permitted in the R-1 district, though a few agri-business operations are located in that district. These at present might be considered legal nonconforming uses, but this status prevents their expansion. The establishment of new agri-business uses is also precluded. The commission went over the pros and cons of each approach. The commission also discussed the keeping of horses, cows, or similar animals for riding, show, or personal use, etc. under 8.01G. and thought that should be allowed in R-1.

Motion made by Finlay, seconded by DeCock, to add item 8.01G as permitted use in R-1 Section 9.01H. All Ayes: Motion Carried.

Motion made by DeCock, seconded by Finlay, to add item 8.01B as permitted use in R-1 Section 9.01H. All Ayes: Motion Carried.

Unfinished Business: A.) Annual Report: The commission went through the updated version of the report. **Motion made by DeCock, seconded by Finlay, to recommend to the township board approval of the annual report. All Ayes: Motion Carried.**

PC Projects: A.) Rezoning procedure: Planner Tangari presented a version of the re-zoning and amendment procedures to the commission. Also, a change to clarify section 2.03 Accessory Building in Residential Districts was presented. **Motion made by Jabara, seconded by Kehrig, to have planner change the language of the accessory structure ordinance to accessory buildings 2400 sq. ft. or greater shall not be located within twenty-five (25) of a property line. All Ayes: Motion Carried.**

Motion made by DeCock, seconded by Finlay to add to amendments, section 19.06 re-zoning procedures to the next Public Hearing. All Ayes: Motion Carried.

B.) Contractor businesses/Type II Home Occupation: Planner Tangari went through an ordinance from Casco Township with the commission on how they handle type II home occupations. The commission went over a few options and asked the Planner to bring special land use language next month. **Motion made by DeCock, seconded by Jabara, to table until next month. All Ayes: Motion Carried.**

Public Comments: None.

Adjournment: Motion made by DeCock, seconded by Nikkel, to adjourn at 9:41 p.m. All Ayes: Motion Carried.

Respectfully submitted:

Christine White

Christine White,
Recording Secretary

Approved:

DJ Kehrig,
Chairperson _____ Date _____

