



Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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

MINUTES

September 5, 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 August 1, 2018**
5. Public Comments
6. Public Hearing: **A.) Jozwiak 24333 Florence Dr. Special Land Use for Accessory Structure**
B.) Armada Agricultural Society Special Land Use for 2 Accessory Structures
7. **C.) DeHondt Electric open storage & larger vehicle covered storage facility**
8. Reports and Correspondence
9. New Business: **A.) Jozwiak 24333 Florence Dr. Special Land Use for Accessory Structure**
B.) Armada Agricultural Society Special Land Use for 2 Accessory Structures
C.) DeHondt Electric open storage & larger vehicle covered storage facility
10. Unfinished Business: **A.) Park & Recreation Master Plan**
B.) Electronic Signs
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: October 3, 2018

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

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

Approval of Minutes: Regular meeting minutes August 1, 2018. **Motion made by Abercrombie, seconded by Finlay, to approve minutes as presented. All Ayes: Motion Carried.**

Public Comments: None.

Public Hearing: A.) Jozwiak 24333 Florence Dr. Special Land Use for Accessory Structure. Motion made by Jabara, seconded by Abercrombie, to open the Public Hearing at 7:04 p.m. All Ayes: Motion Carried. Applicant Joseph Jozwiak presented to the commission that he would like to build a 7,344 square foot building on his 10 acre parcel. He will be housing animals, and vehicles. This exceeds the maximum size allowed. He also owns the adjacent 10 acre parcel. There is no intention of a business. Chair Kehrig noted publication and notices were made. Mr. Gary Jenuwine, 24411 Florence Dr., lives directly south of the property. He stated that Cemetery Creek runs thru the property. He believes that since the home was constructed the creeks natural flow has been obstructed. Since 2016 his backyard has flooded extensively in the spring and winter. It comes within twenty feet of his back door. He showed pictures to the commission. He is concerned that the barn will create more problems for them. He was shocked that the property was built on at all. He complained to the Building Inspector several times. Mrs. Mary Jenuwine stated that she contacted the DEQ, and Soil Erosion Department. Her concern is covering the creek. The DEQ has to be involved moving forward according to someone named Laura she spoke to from Macomb County Soil Erosion, and also stated that someone from Lansing said if water flows it's considered a creek or stream. Katie Fairchild at the DEQ emailed Andrew Hartz. Joseph Jozwiak stated he has been in contact with the same agencies, and the township. He has had an elevation survey done and has also had two excavating companies out there. He shared the reports with the commission. Planner Tangari asked how the house and driveway relates to the creek. The owner stated that both are north of the creek, and he is putting a culvert under the driveway. Mr. Jenuwine stated that if you look at the house on google, you can see that the creek runs under the apron of the driveway. Mr. Jozwiak stated that in April the culvert was covered with water and that he pulled out 2 x 4's and other debris and that the flow was like a toilet, it took hours not days for the water to go down. There are lots of highs and lows and down trees. He wants to have an open swale done with a bulldozer. He wants to be a good neighbor and is willing to work with everyone. Chair Kehrig read a letter submitted by the McElwains who live within 300 feet that stated they have no objections of the barn being built. Mel McNutt, Building Inspector for the township stated that he has walked the property line and that there is no water in the back and that the ground gets higher. He also presented a waiver from the Macomb County Public Works for a soil erosion permit from when the house was built dated November 2016. There is only a 12 inch difference according to the elevations on the site plan submitted. He also stated that the pictures were in the winter when the ground is frozen and there is nowhere for the water to go. The water runs west, not in front of house, comes in behind his house. It varies from year to year, and that the county needs to do a ditch. Mr. Jozwiak stated the man that did the elevations recommended a back swale that runs south needs to be cleaned up as well as the removal of fallen trees. **Motion made by Abercrombie, seconded by Jabara to close the Public Hearing at 7:33 p.m. All Ayes: Motion Carried.**

B.) Armada Agricultural Society Special Land Use for 2 Accessory Structures. Motion made by Finlay, seconded by Abercrombie, to open the Public Hearing at 7:34 p.m. All Ayes: Motion Carried. Chair Kehrig stated that the public notices had been published and all neighbors notified. Mr. Mark Rayman representing the Armada Agricultural Society stated that he is the treasurer and chairman of the project committee. He presented that they were here to look at replacing tents that they use for dairy and beef exhibits with buildings. And a secondary use will be for vehicle and trailer storage in the winter. The proposed buildings are intended to be 80 x 128 and 80 x 112. Both will be located next to each other with a minimum of 30 feet of open space between the buildings. They have a total of forty acres, most of which is located in the village. The site the buildings will be on is less than four acres and is located in the township. They may want to do one building instead of two. This can be done with a site modification that can be done administratively. **Motion made by Abercrombie, seconded by Finlay, to close the Public Hearing at 7:39 p.m. All Ayes: Motion Carried.**

C.) DeHondt Electric open storage & larger vehicle covered storage facility. Motion made by Abercrombie, seconded by Jabara, to open the Public Hearing at 7:40 p.m. All Ayes: Motion Carried. Chair Kehrig stated that the public notices had been published and all

neighbors notified. Mr. Bob Lindh from Urban Land Consultants presented on behalf of DeHondt Electric that they are seeking a Special Land Use for open storage of equipment relating to the electrical contracting company and RV and boat storage. A twenty eight inch high pressure gas line runs thru the property. There are restrictions to the property because of the gas line. Only certain things can be done and a permit is required. The area for storage is setback more than three hundred feet from Powell Rd. The property is odd shaped and the owner wants to be able to utilize it. The dark areas of the site plan will be paved; the other areas will be crushed concrete. **Motion made by Wieske, seconded by Kanehl, to close the Public Hearing at 7:47 p.m. All Ayes: Motion Carried.**

Reports and Correspondence: Chair Kehrig noted that the ZBA did approve variances for the DeHondt Electric property. An update for wedding barns and a letter from the McElwain's for the special land use on 24333 Florence Dr. was submitted. Planning & Zoning News for July and August 2018, letters from Almont and Berlin townships in regard to master plan updates. MSU Extension Citizen Planner News August 2018. **Motion by Abercrombie, seconded by Kehrig, to receive and file as presented. All Ayes: Motion Carried.**

New Business: A.) Jozwiak 24333 Florence Dr. Special Land Use for Accessory Structure: Planner Tangari went through his review with the commission. The applicant is requesting a special land use approval for an accessory building that exceeds the maximum permitted size. The lot is 10.01 acres. The maximum size of an accessory structure on a lot of 10 acres or more is 5,000 square feet. The proposed building is 7,344 square feet. Conditions can be made. **Motion made by Jabara, seconded by Kanehl, to recommend to the township board contingent upon approval from the MDEQ and MCSE to approve the 7, 344 square feet building. All Ayes: Motion Carried.**

B.) Armada Agricultural Society Special Land Use for 2 Accessory Structures: Planner Tangari went through his review with the commission. The portion of the Armada Fair site is currently undeveloped and kept as open lawn. The total Fair property is approximately 41 acres. This request only affects four acres. The applicant is requesting a special land use approval to add two new buildings to the site. One barn is 8,960 square feet (112 x 80). The other is 10,240 square feet (128 x 80). If any exterior lighting is proposed for these buildings, it must meet the requirements of section 5.04 of the ordinance. Two buildings verses one building may require fire suppression. Mr. Rayman stated that one light over the south end and walk in light at the entrance doors will be installed. Lighting can be handled administratively to meet the standard. Suppression or a firewall if they go with one building can be handled administratively as well. **Motion made by Finlay, seconded by Jabara, to recommend to the township board approval of the two buildings as presented contingent on meeting the lighting ordinance section 5.04. All Ayes: Motion Carried.**

C.) DeHondt Electric open storage & larger vehicle covered storage facility: Planner Tangari went through his review with the commission. The applicant is requesting special land use approval for an outdoor storage area at the southern end of the property. The outdoor area will be fenced along with the rest of the site. This will supplement the covered RV storage units. The eastern property line is heavily vegetated. Verbal confirmation from the applicant was given that no prohibited materials will be stored. **Motion made by Jabara, seconded by Abercrombie, to recommend to the township board approval of the special land use for open storage per section 16.28. All Ayes: Motion Carried.**

Unfinished Business: A.) Park & Recreation Master Plan: Planner Tangari stated that the draft is pretty much done. He is compiling the surveys (84 received) and a plan of action will be discussed at the next meeting. The adoption process will be starting in November and must be submitted by February 1, 2019.

B.) Electronic Signs: Planner Tangari went thru with the commission how much of a sign can be digital. The commission needs to decide residential separate. Then decide non-residential. The use of digital is not common in residential areas. Churches seem to use digital the most. Digital use only applies to ground signs. The commission will discuss more next month.

PC Projects: None.

Public Comments: Commissioner Finlay stated the bank on the south end of town received water and sewer from the Village without annexation. To his knowledge Duncan Insurance never came to the planning commission or the township board to request annexation. He wants to know why and how annexation happened. Commissioner Kanehl will find out.

Adjournment: Motion made by Jabara, seconded by Abercrombie, to adjourn at 8:39 p.m. All Ayes: Motion Carried.

Respectfully submitted:

Christine White

Christine White,
Recording Secretary

Approved:

DJ Kehrig,
Chairperson

DJ Kehrig

Date

11-7-18