



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 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 February 6, 2019**
6. Public Comments
7. Public Hearing:
8. Reports & Correspondence
9. New Business: **A.) Blake's Gift Shop Site Plan Review**
B.) Election of Officer's
10. Unfinished Business:
11. PC Projects: **A.) Contractor Businesses/Type II Home Occupation**
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: April 3, 2019

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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, DeCock, Kehrig, and Abercrombie. Absent: Nikkel
Also present: Planner Joe Tangari and Rod Arroyo, and Recording Secretary Christine White.

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

Approval of Minutes: Regular meeting minutes February 6, 2019. **Motion made by DeCock, seconded by Wieske, to approve minutes as presented. Abercrombie abstained. All Ayes: Motion Carried.**

Public Comments: Mention that the alarm went off before the start of the meeting.

Public Hearing: None.

Reports and Correspondence: Chair Kehrig noted that Berlin Township has distributed a copy of their master plan for review. **Motion made by DeCock, seconded by Abercrombie, to receive and file as presented. All Ayes: Motion Carried.**

New Business: A.) Blake's Gift Shop Site Plan Review: Planner Tangari went over his review with the commission. The applicant is requesting site plan approval for a gift shop under the value-added farming provision. The gift shop is an existing home and has already been established. This is a small portion of the site along Armada Center Rd. The shop is called

Lovey's Lavender Gift Shop. It is open early spring through early winter (May-December). It meets all necessary requirements. Fire department approval will be sought. **Motion made by Jabara, seconded by Abercrombie, to approve the site plan for Blake's Gift Shop. All Ayes: Motion Carried.**

B.) Election of Officer's: A Chair, Vice-Chair and Secretary shall be elected by a majority vote of the members of the Commission present in session each year at the regular meeting in March. **Motion made by Finlay, seconded by Wieske, to keep the officer's the same as the previous year. All Ayes: Motion Carried.** Chair-D.J. Kehrig, Vice-Chair-Ken DeCock, Secretary-Beth Abercrombie.

Unfinished Business: None.

PC Projects: A.) Contractor businesses/Type II Home Occupation: Planner Tangari went through existing definitions of a home-based business and a home occupation. Also, the basic requirements listed one through four-teen.

Motion made by DeCock, seconded by Jabara, to incorporate Special Land Use into the Home Based Business as presented in #14. All Ayes: Motion Carried. #14 reads; if any of the above provisions are not met by the operator of a home-based business, the operator may apply for a special land use. The process for special land use shall follow that outlined in Section 16.00. However, final authority of the special land use application shall be with the Township Planning Commission rather than the Township Board as described in Section 16.00. The planning commission may place restrictions or conditions on the approval to ensure that the business respects the character of the surrounding area and will not have negative effects on neighboring residential properties, including but not limited to additional screening, increased setbacks, permitted hours of operation, and the nature of permitted activities.

Motion made by Jabara, seconded by Finlay, to strike the limit of 3 employees in item #1 section 2.16 A. DeCock amends motion to say not to exceed eight. 2 Ayes; 4 Nays: Amendment Failed.

5 Ayes; 1 Nay: Original Motion Carried.

Motion made by Jabara, seconded by DeCock to add immediate family living in the household. 2 Ayes; 4 Nays: Motion Failed.

Motion made by DeCock, seconded by Jabara, to table until next month. All Ayes: Motion Carried.

Public Comments: None.

Adjournment: Motion made by Jabara, seconded by Kehrig, to adjourn at 8:16 p.m. All Ayes: Motion Carried.

Respectfully submitted:

Christine White,
Recording Secretary

Approved:

DJ Kehrig,
Chairperson



Date _____