



# Armada Township

## PLANNING COMMISSION

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

Armada, Michigan 48005

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### MINUTES

September 4, 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 August 7, 2019**
6. Public Comments
7. Public Hearing:
8. Reports & Correspondence
9. New Business: **A.) Blake's Site Plan Review for Pavilion & Upgrades**
10. Unfinished Business:
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: October 2, 2019

**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, Wieske, Jabara, Kehrig, Nikkel and Abercrombie. Absent: DeCock. Also, present: Planner Joe Tangari, Rod Arroyo in the audience, and Recording Secretary Christine White. DeCock arrived at 7:10 p.m.

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

**Approval of Minutes:** Regular meeting minutes August 7, 2019. **Motion made by Abercrombie, seconded by Finlay, to approve minutes with attachment of ordinance amendments. All Ayes: Motion Carried.**

**Public Comments:** None.

**Public Hearing:** None.

**Reports and Correspondence:** Chair Kehrig noted the Planning & Zoning News for August 2019. A flyer from MDARD about marijuana and hemp. Chair Kehrig told the commission about a ZBA meeting regarding a pond variance. **Motion made by Abercrombie, seconded by Finlay, to receive and file as presented. All Ayes: Motion Carried.**

**New Business: A.) Blake's Site Plan Review for Pavilion & Upgrades:** Planner Tangari went through the summary of findings with the commission. The applicant is requesting site plan approval for several changes, which are highlighted on the plan.

- 1.) A pavilion, a permanent pavilion to replace the existing 30 x30 tent. The pavilion will be 36 x 28 (ft.) and open on three sides; the approximate height is 18 ft.
- 2.) Bathrooms: An addition to the Orchard Café building to provide additional restrooms.
- 3.) Barn addition for an overhang and bathroom addition to an existing pole barn that is currently used for storage. The overhang and bathrooms are intended to be used for a covered extension of the picnic area.
- 4.) Storage building that is intended to replace existing storage containers.
- 5.) Fun land exhibit for education intended to expand the child-focused area of the site.
- 6.) Parking lot lighting being re-done to reduce the impact of glare and light trespass onto neighboring properties.

Planner Tangari went through other requirements which included the setbacks, pedestrian circulation, parking, all proper permitting and licensing records, including the requirement that all buildings open to the public are required to have building permits, including electrical permits for the lighting, and any others that may be relevant. Lighting shall be shielded downward and away from residences and public rights-of-way. Lighting levels at the front of the property line appear to exceed the permitted 0.5-foot candle level. Modern LED fixtures can be easily adjusted, the new fixtures are to be adjusted or programmed to be turned off, set to respond to a motion sensor, or dim to a security setting outside of normal business hours. It was noted that the pavilion may not be used as a de facto event hosting facility and is not approved for amplified sound. Some submission requirements were met. Others that were not, is an elevation sketch showing the height and appearance of the proposed building, an aerial image of the surrounding area to provide context and basic floor plans of any publicly accessible building, drawn to scale need to be provided. An aerial image that shows the north end of the site and the new shop building was provided.

Paul Blake presented that the site plan presented is to identify and outline their needs and proposed changes for the next twelve months. They are lined in yellow and the intent is to continue to improve the health, welfare, and safety of their customer's. They are seeking approval tonight for the pavilion and sign off on the parking lot lighting. The intent for the other areas in yellow are for throughout the year and if approval is given for the location only, when ready can be approved administratively. Over the last two years, five new septic systems have been built and improved with the guidance of the Macomb County Health Department. The changes proposed will allow for a more enjoyable customer experience and are in harmony with the appropriate and orderly development of the surrounding neighborhood. Mr. Blake also addressed the lighting saying it is twenty times better along the south line of Armada Center Rd. Fifteen to twenty new light fixtures have been installed for safety and a couple for security. The lighting is LED and are all down lit. Genco, the company they are working with, can do all that is asked of them and provide the cut sheets to the township. Mr. Blake passed out the floor plan for the pavilion to the commission. The pavilion is to service customer's on busy days. Refreshments and cocktails will be served. The commission requested the use and intent of each building be clearly defined on the plan, this will dictate what the use will be for each one. The fencing that has recently been installed is for a safer parking lot and customer flow. The commission had concerns about the new fence being installed and the landscaping removed. The plan that was approved prior required the trees, they made the place charming, now it looks like a commercial parking lot. A greenbelt is needed. The ordinance calls for parking lot screening. Approval was not given for the parking lot revision. One year would be enough time to get the landscaping and parking lot into compliance. A fire department review, traffic flows, and pathways were discussed. Mr. Blake explained to the commission talks they have had with the MCRC in regard to getting a traffic light, turn lane, etc., their goal is safety. He also, stated that he has been in talks with the county and state, but needs the Armada Township Board behind them with a 60/40 split or with possible grants that may be available. Mr. Blake said they would be willing to help financially. He explained how they are working with a Planner that helped to design Disney and Frankenmuth, and the old trees were removed and the new fencing put in place to stop pedestrians from crossing and jumping through the ditches. They want to make sure the flow of the parking lot is right before trees go in. They want to make the road safer.

Discussion of engineered drawings sealed and stamped prior to construction is required for all buildings moving forward, this includes bathroom and overhang additions to older buildings.

**Motion made by Jabara, seconded by Kehrig, to approve the pavilion, parking lot lighting, and only the locations of the future buildings subject to the Fire Department Review, cut sheets for lighting and lighting adjustments to be provided. Parking lot landscaping plan to be done by October 2020. Final site plan details to be approved administratively by the Chair, Planner and Planning & Zoning Administrator. All Ayes: Motion Carried.**

**Unfinished Business:** None.

**PC Projects:** None.

**Public Comments:** Commissioner Abercrombie asked for an update of the water and sewer. A discussion of what is going on with it took place between Liaison to the Board Nikkel and Supervisor Paterek in the audience.

**Adjournment: Motion made by DeCock, seconded by Jabara, to adjourn at 8:40 p.m. All Ayes: Motion Carried.**

Respectfully submitted:

Christine White,  
Recording Secretary

Approved:

DJ Kehrig,  
Chairperson

\_\_\_\_\_ Date \_\_\_\_\_