



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 4, 2020

7:00 p.m.

Regular Meeting

1. Call to order
2. Pledge of Allegiance
3. Roll Call
4. Approve/Amend Agenda – **Amended: 3.4.2020**
5. Approval of minutes: **Regular Meeting September 4, 2019 & February 5, 2020**
6. Public Comments
7. Public Hearing:
8. Reports & Correspondence - **Equipment Sales in Ag-District**
9. New Business: **A.) Zoning Ordinance Discussion**
10. Unfinished Business: **A.) Shipping Container's**
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: April 1, 2020

.....

Call to order: Chair Kehrig called the meeting to order at 7:02 p.m.

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

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

Approve/Amend Agenda: Nikkel requested that Equipment Sales in Ag-District be placed under Reports & Correspondence. Finlay stated that usually when something is under New Business it is voted on. **Motion made by DeCock, seconded by Finlay, to approve the agenda as amended. All Ayes: Motion Carried.**

Approval of Minutes: **Regular meeting minutes September 4, 2019. Motion made by DeCock, seconded by Finlay, to approve the minutes. All Ayes: Motion Carried.**

Regular meeting minutes February 5, 2020. Abercrombie wants a line added stating regarding A.) Blake's Site Plan Review. Under D.) One Nay; should include name. Recording failed, and was not sure who the Nay was. Jabara stated it was him. His name will be added. Public Comments, names of people speaking to be added. Nikkel requested to submit ideas and then prioritize for up coming meetings. Planner Tangari stated that the master plan is coming up this year. Abercrombie requested new ordinance books for the herself and the commissioner stated they would like them as well. Nikkel wants a line added to E.) Site Plan Process (use will affect the design and engineering standards). **Motion made by Finlay, seconded by Abercrombie, to**

approve the minutes with corrections made by Beth Abercrombie and Steve Nikkel. All Ayes: Motion Carried.

Public Comments: Andrew Blake questioned if everything the planning commission was trying to figure out is about Blake's. Chair Kehrig responded that it is not. Tracy Kallek stated the Michigan Building Code front cover, first page, covers use group and design construction.

Public Hearing: None.

Reports and Correspondence: Chair Kehrig noted a memo from the Planner in regard to the Master Plan. Planner Tangari went through the memo with the commission suggesting that the commissioner's spend time with page two, and to jot down thoughts for the next meeting. He will be doing the same. Chair Kehrig read two emails from Fire Marshall Kanehl in regard to Blake's. Andrew Blake commented that Sammie, the General Manager for the Farm would be back from vacation next week and would be working with the fire department then. Abercrombie asked about the fire prevention ordinance. It was mentioned that this will be a regulatory ordinance passed by the township board, and not planning commission responsibility. Chair Kehrig noted that an inquiry from Krause Veterinary came in regarding a crematorium. Jordan Krause was present at the meeting and provided additional information to the commission. The planner noted that this is not a customary part of a veterinary clinic. The ordinance doesn't address crematoria at all, except to say they cannot be part of a funeral home in the B-1 district. A memo from the Planner in regard to Equipment Sales in the AG district was noted. Chair Kehrig asked about where we are with Blake's. Emails were included in the packet in regard to the fire update. Lighting cut sheets are in the file, but Blake's will be providing another copy with larger print. A letter from Blake's in regard to aiming the lighting, or having them off after hours will be provided. A site plan amendment will be needed to place restrooms in the pavilion. **Motion made by Abercrombie, seconded by Wieske, to receive and file as presented. All Ayes: Motion Carried.**

New Business: A.) Zoning Ordinance Discussion: Chair Kehrig went over a recent request to conduct equipment sales on an agricultural property. This type of use is not covered under Agri-business. Sharon Gaier mentioned it was her son's business, he buys from auction's and does repairs, then re-sells. He does have employee's and has out grown the space on the farm he is currently using. He would like to build a new barn with an office, kitchen, and bathrooms. Planner Tangari went over the zoning ordinance that is currently in place. Section 8.01.B.2 list of permitted agri-business uses. It was determined that equipment sales are generally considered to be a commercial use, and should be zoned commercial. Robert VanPamel mentioned that this was very similar to what happened to him twenty-five years ago. He had an eighty-acre farm and was told he was a farmer or he was selling farm equipment. He needed to get a commercial property to do the sales. He sold the farm property in order to buy a commercial property, to do his business. All tractor/equipment sales and repairs in the area have had to move to commercial property. The commission discussed typically this type of use would be in a B-1, B-2, or maybe M-1 district. They looked at the home-based business definition and that was ruled out. Rezoning was discussed, and it was mentioned that the master plan does not intend to have B-1 in that area. A special land use does not allow for equipment sales.

Chair Kehrig went over another recent request to conduct pet cremation. Planner Tangari went over that cremation is not a customary part of a veterinary clinic. The ordinance does not address crematoria at all, except that they can be part of a funeral home in the B-1 district. The commission discussed if they wanted to make an amendment to the zoning ordinance that would permit this type of use under certain circumstances. Planner Tangari will be bringing back more information for both pet and human crematoriums next month for further discussion.

Unfinished Business: A.) Shipping Container's: Planner Tangari went over a memo with the commission, in regard to shipping containers and trailers as accessory buildings. This was tabled last month for more information from the MTA and the township board. Commissioner Nikkel went over with the commission that the supervisor has one issue with a complaint. He did not get a clear understanding of the direction the board would like to take in regard to the ordinance or enforcement. Chair Kehrig said he got the impression that an ordinance was needed, but also lacked understanding in regard to direction. He was clear that after doing research, that some

kind of ordinance should be in place. After discussion it was determined that as a starting point, use on residential property would be looked at. The Planner is going to bring a list of options that the commission can look at to possibly pick and choose from. Kehrig stated that they should be allowed, but the commission should look at ways to address blight. Planner Tangari will be bringing back information that will allow them as accessory structures with reasonable accommodations. **Motion made by Nikkel, seconded by DeCock, to table for more information. All Ayes: Motion Carried.**

PC Projects:

Public Comments: Nikkel would like to follow policy and procedures. He is the liaison, and looked up the definition, and stated he is the one that is supposed to go back and forth to the board. He wants to do his part for more streamlining and less confusion.

Adjournment: Motion made by DeCock, seconded by Finlay, to adjourn at 8:41 p.m. All Ayes: Motion Carried.

Respectfully submitted:

Christine White,
Recording Secretary

Approved:

DJ Kehrig,
Chairperson _____ Date _____