



Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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

MINUTES

August 5, 2020

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 June 3, 2020**
Special Meeting June 16, 2020
6. Public Comments
7. Public Hearing:
8. Reports & Correspondence
9. New Business: **A.) Blake Farm's Site Plan Review**
B.) Park Sidewalk
10. Unfinished Business: **A.) Park Pavilion**
B.) Shipping Container's
C.) Crematorium's
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: September 2, 2020

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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: Motion made by Wieske, seconded by Kehrig, to approve the agenda as presented. All Ayes: Motion Carried.

Approval of Minutes: Regular meeting minutes June 3, 2020. Motion made by DeCock, seconded by Abercrombie, to approve the minutes with correction. All Ayes: Motion Carried.

Special meeting minutes June 16, 2020. Motion made by DeCock, seconded by Nikkel to approve the minutes with correction. All Ayes: Motion Carried.

Public Comments: Commissioner's made comments about not being at the July meeting.

Reports and Correspondence: Chair Kehrig noted copy of letter sent to Blake Farm's, letter from the Fire Department in regards to Blake Farm's site plan review, June & July Planning &

Zoning News, copy of July Meeting Cancellation, Community Planning Update Summer 2020, and Planning Commission Policy & Procedures. Chair Kehrig noted a letter of thirty-day notice to Giffels Webster ending August 19, 2020. **Motion made by Abercrombie, seconded by Finlay, to receive and file as presented. All Ayes: Motion Carried.**

Public Hearing: None.

New Business: A.) Blake Farm's Site Plan Review: Mr. Paul Blake presented that they would like to add on a porch overhang addition and add pergolas to the existing patio area. Planner Tangari went through his review. In 2017, a patio expansion on the north side of the winery/grill on the primary Blake's property was granted a special land use approval. The patio was never extended to the full square footage shown on the original plan, and one of the existing buildings that was designated as a service building on that plan was instead demolished and removed. The applicant is now requesting site plan approval for a different configuration of this outdoor service area: the footprint of the existing concrete patio is not proposed to change, a line of eight pergolas is proposed to be constructed, extending north off the paved patio. Each pergola is nine feet tall and two hundred and twenty-five square feet (15x15). A steel overhang is to be constructed off two sides of the patio service building, labeled, "steel shed" on the plans; this is the remaining outbuilding from the original special land use approval. The overhangs add a total area of 688 square feet to the building. The applicant testifies that the modifications to the fenced winery service area are intended to improve the experience of customers in this area rather than increase the service capacity of the area. Mr. Tangari went through other requirements and recommended approval of the site plan with lighting to the pergolas being addressed. The commissioners asked questions about the lighting. They are low wattage lights. How much of farm product is sold is part of review. Mr. Paul Blake said they could address that and will provide something in writing. 95 percent of what they sell is made from product of their farms.

Motion made by Jabara, seconded by Wieske to approve the site plan dated March 10, 2020 for pergolas and porch overhang as presented. 5 Ayes; 2 Nays, DeCock, Finlay: Motion Carried. Discussion of the safety of Armada Center Rd. took place. Mr. Paul Blake stated there is no magic bullet. Safety is their number one concern. They do not own the road. They have talked to county and state officials, and want to work with the township. They have hired a grant writer and have spent time and money. They know it will not happen quickly. They have hired parking attendants, and flagger's to direct traffic. They have paid to have the EMS on site in the parking lot. They employ 800 people and provide jobs and value to the community. It needs to be a joint effort between them and the township.

B.) Park Sidewalk: The township is proposing a new sidewalk across the Fire Department property, leading to the skatepark. Planner Tangari recommend approval. **Motion made by Jabara, seconded by Kehrig, to approve the public sidewalk as shown on the proposed plan. All Ayes: Motion Carried.**

Unfinished Business: A.) Park Pavilion: Planner Tangari went through the review for the pavilion that was already constructed. The pavilion is 240 square feet (12x20) and consists of a roof on poles over a concrete base. Per the Michigan Planning Enabling Act, the "location, character, and extent" of the pavilion requires approval by the Planning Commission. The Planner recommends approval of the pavilion. The commission discussed the location being in the floodplain and it could be a safety issue, and if it could be moved. **Motion made by DeCock, seconded by Nikkel, to deny site plan for current location for being built in the floodplain. 4 Ayes; 3 Nays, Jabara, Wieske, Kehrig.**

B.) Shipping Container's: Motion made by Nikkel, seconded by Finlay, to table the discussion. All Ayes: Motion Carried.

C.) Crematorium's: Planner Tangari went over that Krause Veterinary on North Ave has expressed a desire to operate a pet crematorium within one of the existing buildings on its property. Planner went over a sample ordinance with the commission. Mr. Krause stated that he would like to provide more service to his clients and that other places in Romeo and Oxford provide this service. The unit he would like to install is smokeless.

Motion made by DeCock, seconded by Jabara, to table until next month. 4 Ayes; 3 Nays, Nikkel, Wieske, Finlay. Motion Carried.

PC Projects: None.

Public Comments: Doug Plachcinski from McKenna is excited to hit the ground running for the September planning commission meeting.

Chair Kehrig noted policy and procedures to the commission.

Adjournment: Motion made by Nikkel, seconded by Abercrombie, to adjourn at 8:47 p.m.

All Ayes: Motion Carried.

Respectfully submitted:

Christine White,
Recording Secretary

Approved:

DJ Kehrig,
Chairperson _____ Date _____