



# 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 2, 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 August 5, 2020**
  
6. Public Comments
7. Public Hearing:
8. Reports & Correspondence
9. New Business:
10. Unfinished Business: **A.) Shipping Container's**  
**B.) Crematorium's**
  
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: October 7, 2020

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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, Wieske, Jabara, DeCock, Kehrig, Nikkel and Abercrombie. Also, present: Planner Laura Haw, and Recording Secretary Christine White.

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

**Approval of Minutes:** **Regular meeting minutes August 5, 2020. Motion made by Wieske, seconded by Kehrig, to approve the minutes. All Ayes: Motion Carried.**

**Public Comments:** None.

**Reports and Correspondence:** Chair Kehrig noted copy of the August Planning & Zoning News, copy of corrected minutes were emailed, Planner Doug Plachcinski will be leaving McKenna, and took another assignment in Virginia. Laura Haw will be the primary planner for the township. A meeting was held with the new planner, supervisor, planning & zoning administrator, and Kehrig. Sammy from Blake's gave a tour of the farm, which provided a good orientation to the new planner. The township board took action on the pavilion and approved it providing approval from the building inspector and proof that it will be covered under insurance

given its location. The building is insured, but not for a flood. **Motion made by Jabara, seconded by Abercrombie, to receive and file as presented. All Ayes: Motion Carried.**

**Public Hearing: None.**

**New Business: None.**

**Unfinished Business: A.) Shipping Container's:** Planner Haw went over her memo regulating shipping containers as accessory buildings with the commission. Potential amendment language to include permanent use of shipping containers as accessory buildings. There is a difference to "temporary portable storage containers". Potential language for text amendments which included a definition for shipping container and a truck trailer. The commission discussed what and how they could be allowed. If they should be on a permanent foundation, landscape screening, and if stacking of the containers would be appropriate. Shipping Containers should maybe be a separate ordinance from accessory structures. Definition of storage container, structure, permanent vs. portable. **Motion made by DeCock, seconded by Jabara, to table until next month's meeting, to find out information from the Building Inspector on what the state code says is temporary or permanent. All Ayes: Motion Carried.** A request for information on signage on accessory buildings for more clarity

**B.) Crematorium's:** Planner Haw stated that she had went over the previous planner's recommendation and planning commission minutes from the previous months. Ms. Haw went over a sample ordinance with the commission. She noted that any reference to "crematorium" has been modified to read as "pet crematorium". Also, for any new use in the zoning ordinance, it is important to provide a definition. A definition for a "pet crematorium" should be added to section 20.1: Definitions. A common use condition for any crematorium is that all activity related to the dead be handled discreetly and screened from public view, to the greatest extent possible, including delivery and storage of the remains. Pet Crematorium may be permitted as a special land use in the B-2 district, subject to conditions. **Motion made by Abercrombie, seconded by Finlay, to set Public Hearing regarding Pet Crematorium's for October 7, 2020 to amend ordinance #114, section 13.01, section 16.46, section 20.01. All Ayes: Motion Carried.**

**PC Projects:** Kehrig asked the commission for suggestions for the Planner for upcoming meetings. The agri-business, overlay district, shipping containers, and accessory structure would be the top concerns to take a look at.

**Public Comments:** Concerns about Armada Center Rd. along cider mill, would like to see a plan in writing Numbers in the zoning ordinance book online are skewed.

**Adjournment: Motion made by Jabara, seconded by Nikkel, to adjourn at 8:33 p.m. All Ayes: Motion Carried.**

Respectfully submitted:

Christine White,  
Recording Secretary

Approved:

DJ Kehrig,  
Chairperson \_\_\_\_\_ Date \_\_\_\_\_