



Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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

MINUTES

October 7, 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 September 2, 2020**
6. Public Comments
7. Public Hearing: **Pet Crematorium's**
8. Reports & Correspondence
9. New Business: **Blake Farm's Landscape Plan & Road Update**
10. Unfinished Business: **A.) Shipping Container's**
B.) Pet Crematorium's
C.) Parking Lot Exit's
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: November 4, 2020

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 Finlay, seconded by Abercrombie, to amend the agenda by DeCock adding C.) Parking Lot Exit's. All Ayes: Motion Carried.

Approval of Minutes: Regular meeting minutes September 2, 2020. Motion made by Wieske, seconded by DeCock, to approve the minutes. All Ayes: Motion Carried.

Public Comments: Chair Kehrig went over a letter received by the township attorney in regard to the Department of Health and Human Services Emergency Order. Darren Krause inquired about Pet Crematorium's. Jen Razvansay who lives on Capac Rd. commented on traffic six weeks out of the year, and should not have to be re-routed, and the roads are grid-locked on Sunday and is worried about safety. Lindsay Braun who lives at 18000 Armada Center Rd. stated there is a GPS problem that leads people into her driveway that are intending to go to Blake Farm's. Her dog was hit, and the lighting looks like a dealership. Paul Blake stated that they are trying to get the GPS problem fixed. Ms. Braun also stated that there is a camper in

front serving alcohol, and has a petition from her neighbors with the same issues. She also wanted to know who is responsible if something happens.

Public Hearing: Pet Crematorium's: Chair Kehrig went over the Public Hearing procedures and noted the public notice. **Motion made by Abercrombie, seconded by Jabara, to open the Public Hearing at 7:16 p.m. All Ayes: Motion Carried.** Planner Haw summarized the proposed ordinance on Pet Crematorium's. The planning commission reviewed and discussed permitting as a special land use in the B-2 district. A definition was discussed as well and will be added to the ordinance. Paul Blake stated that he owns the property south of Dr. Krause. He grew up and went to school with him. Modern crematoriums are clean and environmentally friendly and no threat to the environment. Krause Veterinary Clinic is a first-class operation and makes Armada a better place. Kehrig asked about horse cremation. Dr. Krause stated that he could do animals up to 500 lbs., not horses unless they were mini horses. **Motion made by Jabara, seconded by Abercrombie, to close the Public Hearing at 7:21 p.m. All Ayes: Motion Carried.**

Reports and Correspondence: Chair Kehrig noted copy of the September/October Planning & Zoning News, letter from township attorney, DeCock provided copies of an email from the township attorney to Supervisor Paterek in regard to Blake's Big Apple and one in regard to Macomb County Road Right of Way measurements. Chair Kehrig received information from DTE about grow house operations and the power draining the grid lines. **Motion made by DeCock, seconded by Abercrombie, to receive and file as presented. All Ayes: Motion Carried.**

New Business: Blake Farm's Landscape Plan & Road Update: Mr. Ray Gunn representing Blake Farm's presented to the commission that he came to speak about the road traffic. This is the farms high season and is not prepared to discuss the landscaping plan. They did receive the review from the planner last week and are using all their resources to get through the season. The road is of significant importance and they have had meetings with local, county, and state government officials to address the challenges. They hired their own traffic engineer to study the problem and also, a grant writer to obtain funding. They do not own the road. All the roads in the township are owned by the Macomb County Department of Roads. Due to COVID any available monies have gone away and ended much of the progress that was being made. With the election coming up, the hope is more money will become available. The township needs to be behind them. Blake's want to work with the township and the community. This problem is bigger than them. They have hired out of their own pocket, five Macomb County Sheriff deputies and cars to help direct traffic, and have paid for an ambulance to be on site and have met with the township fire department to address the concerns of safety. Having a meeting with the township's support is a starting point. The Blake Farm's master plan shows a boulevard with turn lanes. The Blake's have purchased property on 34 Mile Rd. to have another entrance. They have been using Romeo Plank Rd. as an exit. They have found having multiple entrances and exits causes more delays. Having one way in and out moves the traffic along faster per their study. Due to the COVID crisis and mandates, traffic has been worse, they are only allowed to have so many people on the property and have been using clicker counters, once capacity has been reached, they have had to turn people away. Notifications have been posted on their website. They have five hundred people on payroll that are parked on site. The idea of having a shuttle service on another piece of property was discussed. The commission would like a subcommittee put together concerning the road and asked that Mr. Ray Gunn be on it, and take the lead to start the process. The landscaping plan was discussed with disappointment that a more substantial plan was not submitted. Mr. Paul Blake said that by December a better plan could be submitted, everyone agrees that it should be done right. **Motion made by Jabara, seconded by Wieske, to table the landscape plan until the December meeting. 4 Ayes; 3 Nays; DeCock, Nikkel, Kehrig: Motion Carried.**

Motion made by Abercrombie, seconded by Jabara, to request the township board to create a sub-committee with Blake's to address the road with Macomb County Department of Roads. All Ayes: Motion Carried.

Unfinished Business: A.) Shipping Container's: Planner Haw went over her memo regulating shipping containers as accessory buildings with the commission. Chair Kehrig went over a memo to the commission from the Building Official. Discussion of what should and shouldn't be included took place. Several shipping containers can be used on a property until the square footage to parcel size requirement is met. **Motion made by Nikkel, seconded by DeCock, to allow shipping container's to be used as accessory structures by adding Section 2.03 sub section 5 a., e., f., and to include definitions to section 20.01 to include shipping container and truck trailers. All Ayes: Motion Carried.** A cleaned-up copy will be given at next month's meeting.

B.) Pet Crematorium's: Motion made by Abercrombie, seconded by Nikkel, to recommend to the township board approval of the Pet Crematorium's ordinance, to add section 13.01 Special Land Use in the B-2 district, add to section 20.01 to include pet crematorium definition and to add section 16.46 A. with items 1-3. All Ayes: Motion Carried.

C.) Parking Lot Exit's: DeCock went over with the commission that at no time did the planning commission review or approve an exit onto Romeo Plank Rd. That alternative entrances and exits were never part of any site plan. Concern was raised due to an accident that happened over the weekend. **Motion made by DeCock, seconded by Finlay, to have the liaison let the township board know that the Planning Commission did not approve a path on Romeo Plank to be used as an exit. 5 Ayes; 2 Nays; Jabara and Kehrig: Motion Carried.** The commission would like an attorney opinion on who would be liable.

PC Projects: None.

Public Comments: Finlay raised concern over the tent ordinance. ~~Nikkel expressed when creating ordinances that someone would be able to follow through with it.~~ Nikkel expressed while creating ordinances that they are easy to use, also, Blake's growth could increase traffic along Armada Center Rd. and North Ave. ~~DeCock expressed that he should not be cut off when speaking.~~ DeCock discussed meeting procedures regarding speaking without being recognized resulting in multiple conversations and being cut off. Chair explained the need to have order, especially due to masks and recording.

Adjournment: Motion made by DeCock, seconded by Nikkel, to adjourn at 9:24 p.m. All Ayes: Motion Carried.

Respectfully submitted:

Christine White,
Recording Secretary

Approved:

DJ Kehrig,
Chairperson _____ Date _____