



Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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

MINUTES

June 2, 2021

In Person & Virtual Meeting

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 May 5, 2021**
6. Public Comments
7. Public Hearing: **Krause Pet Crematoria**
8. Reports & Correspondence
9. New Business:
10. Unfinished Business: A.) Krause Pet Crematoria Special Land Use & Site Review
11. PC Projects: A.) **Ordinance Updates- Administrative Site Plan Review, tents, small scale entertainment, second homes on property; seasonal worker clause, limit size of attachment on garages, accessory structures**
B.) **Support Letter for Blake's Traffic Study & Road Safety Partnership**
C.) **Rules of Procedure for Armada Township Planning Commission**
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: July 7, 2021

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, Finn, Kehrig, Murray and Abercrombie. Also, present: Planner Laura Haw and Recording Secretary Christine White.

Approve Agenda: Motion made by Abercrombie, seconded by Wieske, to approve the agenda as presented.

Approval of Minutes: Regular meeting minutes May 5, 2021. Motion made by Murray, seconded by Kehrig, to approve the minutes as presented. All Ayes: Motion Carried.

Public Comments: Ken DeCock asked if the meeting was properly posted.

Public Hearing: Krause Pet Crematoria: Chair Kehrig went over that the Public Hearing was tabled from last month and is still open and explained the special land use. A new site plan was received with an engineered seal proposing the pet crematoria for small and medium size animals. Ken DeCock commented. Motion made by Abercrombie, seconded by Jabara, to close the Public Hearing at 7:05 p.m. All Ayes: Motion Carried.

Reports and Correspondence: Chair Kehrig noted planning & zoning news for May 2021, upcoming programs and events from MSU Extension, a letter from MDARD in regard to Blake Farms being GAAMP certified, and a copy of the building codes in regard to tents from Mel McNutt the Building Official. **Motion made by Finn, seconded by Wieske, to receive and file as presented. All Ayes: Motion Carried.**

New Business: None.

Unfinished Business: A.) **Krause Pet Crematoria Special Land Use and Site Review:** Planner Haw went over the review of the Special Land Use for 72025 North Ave. The property is zoned B-2, pet crematoriums are only permitted as a special land use. The existing veterinary facility is considered a principal permitted use in the B-2 district. The proposed pet crematorium will be constructed in an existing pole barn, adjacent to the existing veterinary clinic. No expansion to the footprint of the principal or accessory building is proposed as part of this application. Little or no increase in vehicular and pedestrian traffic is anticipated. This will be an additional service to the existing clinic. A certificate of compliance for federal standards of commercial incinerators and a 2015 test report particulate, visible and carbon monoxide emissions has been provided. The applicant also provided correspondence from the Air Quality Division of the MDEGLE, stating the pet crematorium operation may start as of April 14, 2021. It will be maintained on a monthly basis and that any cremains that are not returned to the owners will be mixed with a soil-friendly mix and spread on the field behind the clinic. The outward ventilation will be a 26-inch black carbon steel lined pipe that extends one foot above the peak of the accessory building roof. The proposed use emerged from customer demand at the host veterinary clinic and will provide a particular service not available in the immediate area. Six evergreen trees are proposed. **Motion made by Abercrombie, seconded by Jabara, based on the planner's recommendation, to recommend approval of the Special Land Use to the township board for the special land use of an accessory pet crematorium to the existing Krause Veterinary Clinic at 72025 North Ave., contingent on-site plan approval, and with the following conditions:**

- a.) that the cremation unit will be maintained (at a minimum) on a monthly basis;
- b.) that any cremains that are not returned to the owners will be mixed with a soil-friendly mix and spread on the field behind the clinic; and
- c.) that additional evergreen landscaping will be added to the site plan.

All Ayes: Motion Carried.

Planner Haw went over the review for the site plan for 72025 North Ave. The property is zoned B-2, General Business. Discussion of landscape screening. **Motion made by Murray, seconded by Jabara, to approve the accessory pet crematorium site plan at the existing Krause Veterinary Clinic at 72025 North Ave., contingent of the following:**

- a.) A total of 6 evergreens be provided for screening.
- b.) the site plan be revised to detail the species, size, and irrigation method of the proposed evergreens;
- c.) the site plan and application be revised to note the proper zoning district (the B-2, General Business District);
- d.) all engineering approvals and permits are met, as identified by Spalding DeDecker, and
- e.) all building department and fire requirements are met.

All Ayes: Motion Carried. Height of tree regulation is 6 feet and must be met.

PC Projects: A.) **Ordinance Updates: Administrative Site Plan Review, tents, small scale entertainment, second homes on property; seasonal worker clause, limit size of attachment on garages, accessory structures:** Discussion of the Administrative Site Plan review. G.) was added: Changes to a structure or site required by the Building Inspector for safety considerations. **Motion made by Murray, seconded by Kehrig, to change Section 4.04 d.) 500 square feet to 150 square feet. Nay; Abercrombie, Finlay, Jabara Ayes; Wieske, Finn, Kehrig, Murray: Motion Carried.**

Rules of Procedure for Public Hearings: discussion of how it used to be done, versus how it is currently being done. The Planning Commission sets public hearings typically for ordinance amendments. The chair sets public hearings for re-zoning and special land uses as described in the Planning Commission's Rules of Procedure. Planner recommended that it continue being set by the chair when applications come in. It is more business friendly. Old copies of procedures should be thrown away.

Tents; the building official provided copies of the building code to the commission. The planner recommended unless running into issues to move on to more pressing issues. **Motion made by Abercrombie, seconded by Kehrig, to remove from PC Projects. All Ayes: Motion Carried.**

Small Scale Entertainment, and limiting the size of garages were discussed and tabled for more information.

Accessory structures in the front yard requires a special land use, discussion of to allow or not. Planner brought up discretionary language in the ordinance and will do more research. Tabled for more information.

Second homes on property; seasonal worker clause is a discrepancy that the township attorney thinks should be cleared. Planner will talk to the township attorney before moving forward.

B.) Support Letter for Blake's Traffic Study & Road Safety Partnership: The letter is to show that the planning commission has been and continues to be supportive. Discussion on the wording of the letter didn't achieve a consensus so it was determined it would be easier to send a simple motion. **Motion made by Finn, seconded by Murray, to send a motion of support to the board, of the planning commissions commitment to the community. We believe a good working relationship with all the community is essential to the quality of life in Armada. We are excited to see Blakes are ready to reengage with the Township again to help alleviate the traffic concerns and keep Armada a great and safe place to live and visit. Six Ayes; One Nay (Finlay). Motion Carried.**

C.) Rules of Procedure for Armada Township Planning Commission: Discussion of public hearings took place under PC Projects.

Public Comments: Abercrombie asked about location of the Dollar General.

Adjournment: Motion made by Abercrombie, seconded by Finlay, to adjourn at 9:27 p.m. All Ayes: Motion Carried.

Respectfully submitted:

Christine White,
Recording Secretary

Approved:

DJ Kehrig,
Chairperson

_____ Date _____