

Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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

859910077

AGENDA

Wednesday, September 7, 2022

7:00 p.m.

In-person and Virtual

Members of the public will be allowed electronic remote access to the meeting. Planning Commission members will be present at the Township Hall to conduct the Board meeting. The public may participate in the meeting through GoToMeeting access by way of computer, tablet or smartphone.

Members of the public may participate in the Board meeting by calling in to the following number:

+1(571) 317-3112

ACCESS CODE: 859-910-077

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/859910077>

In the event a member of the public wishes to submit questions or provide input to Commission members prior to the meeting, they can email their input to planning@armadatwp.org. All input received from members of the public prior to the meeting will be read into the record during the meeting.

The agenda for the regular meeting of Wednesday, September 7, 2022 is as follows:

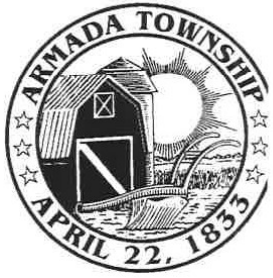
Regular Meeting

1. Call to order
2. Pledge of Allegiance
3. Roll Call
4. Approve/Amend Agenda
5. Approval of minutes: **Regular Meeting Minutes July 6, 2022**
6. Public Comments – Agenda Items
7. Public Hearing:
 - a. **Special Land Use - Armada Center Car Wash**
 - b. **Rezoning – Larry's Towing proposed parking lot**
8. Reports and Correspondence
9. New Business:
 - a. **Special Land Use - Armada Center Car Wash**
 - b. **Rezoning – Larry's Towing proposed parking lot**
10. Unfinished Business
 - a. **Master Plan discussion**
11. PC Projects:
 - a. **Ordinance Updates – Small Scale Entertainment, second homes on property; seasonal worker clause, attached garage size limitation, Zoning Districts; table of permitted uses**

b. Administrative Review Application Process

12. Public Comments – Non-Agenda Items
13. Adjournment.

Next Scheduled Regular Meeting: Wednesday October 5, 2022



Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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

MINUTES

July 6, 2022

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 June 1, 2022**
6. Public Comments
7. Public Hearing: **Re-Zoning Armada Center Car Wash**
8. Reports & Correspondence
9. New Business: **A.) Conditional Re-Zoning Armada Center Car Wash**
B.) Master Plan Discussion
10. Unfinished Business
11. PC Projects: **A.) Ordinance Updates- Small Scale Entertainment, second homes on property; seasonal worker clause, attached garage size limitation, administration review, Zoning Districts; table of permitted uses**
B.) Administrative Review Application Process
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: August 3, 2022

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

Approve Agenda: Motion made by Murray, seconded by Kehrig, to approve the agenda as presented. (6) Six Ayes: (1) Nay: Abercrombie. Motion Carried.

Approval of Minutes: Regular meeting minutes June 1, 2022. Motion made by Murray, seconded by Wieske, to approve the minutes as presented. (6) Ayes: Motion Carried. Finn abstained.

Public Comments: None.

Public Hearing: Re-Zoning Armada Center Car Wash: Chair Kehrig explained that the public hearing was to gather information and hear about any conflicts or support from the public. He went over the notice publications. Motion made by Abercrombie, seconded by Murray to open the Public Hearing at 7:04 p.m. All Ayes: Motion Carried. Attorney Bob Kirk, representing Andrew Mazer presented that they are seeking a Conditional Re-Zoning for the Armada Center Car Wash, located at 22920 Armada Center Rd. from B-1, Business District to the B-2, General Business District. The use once allowed for a

car wash in the B-1 district. The zoning ordinance has changed through the years and now only allows for a car wash in the B-2 district. The applicant would like to add an automatic bay, and update the site. They voluntarily provided conditions to the planning commission that the following uses would be excluded from future development: Hotels and Motels, Adult Entertainment and Business Uses (Section 16.03), Automobile Repair and Service Centers excluding Paint and Collision Shops (Section 16.06), Bowling Alleys, Pool or Billiard Parlor or Club, Indoor Archery and Indoor Tennis Clubs, and other similar indoor commercial recreation establishments.

Rhosan Beatham Zebelian, 74965 Fulton, Armada. Wondering when zoning changed and what does it mean. Kehrig explained more intense uses are allowed in the B-2 and explained that the car wash is currently now conforming and by changing the zoning they would be allowed to expand. Planner Haw also gave her a copy of the current zoning ordinance and went through it with her. The applicant explained that one bay was proposed and how that would be laid out on the property. Mrs. Zebelian stated she lived on the corner and how awful that part of town is with traffic and noise. She asked about the ditch and expressed it could be a problem. Macomb County Roads is responsible for the ditch. Said that the car wash owners have been good neighbors.

Monica Job, 19040 33 Mile Rd., Armada, MI, asked when the zoning changed for the car wash. Sometime around 2006 is an estimation.

Motion made by Abercrombie, seconded by Murray, to close the Public Hearing at 7:12 p.m. All Ayes: Motion Carried.

Reports and Correspondence: Chair Kehrig went through reports and correspondence which included an email in regard to Achatz fence, a copy of the board minutes for information on the funding of the park lighting project, a letter from Bob Kirk, attorney representing the conditional re-zoning applicant explaining the conditions, an email from Planner Laura Haw stating that Blake Farms need site plan approval for a proposed new barn due to location, a letter received from Blake Farms attorney, an email from the township supervisor with attachment of 2018 attorney general opinion, response email from the building department, and an email in response from the attorney. **Motion made by Jabara, seconded by Finlay, to receive and file as presented. All Ayes: Motion Carried.**

New Business: A.) Conditional Re-Zoning Armada Center Car Wash: Planner Laura Haw went through her review of the fourteen (14) criteria for evaluating a conditional re-zoning of the property located at 22920 Armada Center Rd. The applicant is seeking to rezone the property from the B-1, Business District to the B-2, General Business District in order to expand the existing self-service carwash with automatic bay and to allow for additional uses to be developed on the southern portion of the site. The property is currently used for a legal non-conforming use. The B-2 district allows for "Full and Self-Service Car Wash" as a special land use. Conditions are voluntarily offered. The applicant offered restrictions to be placed on the property as follows: hotels and motels, adult entertainment and business uses (section 16.03), automobile repair and service centers excluding paint and collision shops (section 16.06), bowling alleys, pool or billiard parlor or club, indoor archery and indoor tennis clubs, and other similar indoor commercial recreation establishments. The applicant offers that while the property would be rezoned to the B-2 District, the current use of the subject site would remain at this time, the only proposed change being the addition of a structure onto Bay 3 which would house a new automatic washing system. **Motion made by Jabara, seconded by Murray, to recommend, approval of the proposed Conditional Re-zoning from B-1, Business District to the B-2, General Business District for 22920 Armada Center Rd. (Parcel ID #: 13-02-23-226-017) to the Township Board, contingent on the application being signed by the legal owner, based on the following findings of fact:**

- 1.) The proposed Conditional Re-Zoning Agreement limits future commercial uses on the subject site.
- 2.) The request aligns with the Future Land Use Map of the 2015 Master Plan as the site is designated as "commercial".
- 3.) The conditional re-zoning does not eliminate the requirement for special land use approval for the self-service carwash facility and full site plan review; these approvals must still be secured by the applicant at a future date.

All Ayes: Motion Carried.

B.) Master Plan Discussion: Chair Kehrig went over an email provided by Trustee Murray in regard to the master plan. She would like to have the commission look at updating the plan by working with Ray Township on the 32 Mile Rd. corridor. The last brief review was in 2020, and last major review was done in 2015. The commission discussed water and sewer service, having more community involvement. Copies were made of the last brief review, and given to each commissioner. Tabled for future discussion.

Unfinished Business: None.

PC Projects: A.) Ordinance Updates: Shipping Container's: Clean copy provided. Ready for public hearing.

Small Scale Entertainment: A hundred feet setback was added to the value-added section, and definition updated. A clean copy will be provided. Ready for public hearing.

Second homes on property; seasonal worker clause: Planner has not heard from the township attorney. Planner will reach out to her.

Garage Size Limitation: Planner Haw went through new information. A sentence that attached garages would have a limit to the maximum size of half of the square footage of the dwelling unit, or 850 sq. ft., whichever is less, was agreed that did not work. Discussion of having the maximum limit be the same size as the house. Planner will re-work language and bring back next month.

Administrative review: guidelines will be added. The township board would have to adopt the fees as part of the fee schedule. Planner will provide application examples from other communities.

Zoning Districts; table of permitted uses: No uses will be changed. A table will be added to make the zoning ordinance book more user friendly. Tables are a feature in new zoning ordinance books. It adds organization. It is recommended that tables being added do go to Public Hearing.

Administrative Review Application Process: Nothing new this month, tabled until next month.

Public Comments: Chair thanked Christine White for many years of service and that it has been a pleasure working together.

Adjournment: Motion made by Abercrombie, seconded by Murray, to adjourn at 8:42 p.m. All Ayes: Motion Carried.

Respectfully submitted:

Christine White,
Recording Secretary

Approved:

DJ Kehrig,
Chairperson _____ Date _____



Armada Township

Planning Commission
23121 E. Main Street, P.O. Box 578
Armada, Michigan 48005
Telephone: (586) 784-5200

Date 7/14/2022
Application no 2022-07-01
Review fee \$1592.50/\$1252.50

RECEIVED

JUL 18 2022

BY:

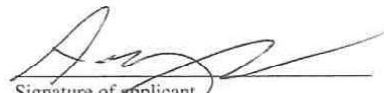
Application for Site Plan Review/Special Land Use Approval

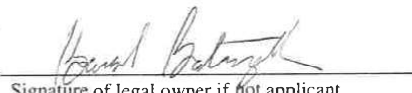
Site Plan _____ Special Land Use _____

Applicant's name Andrew Mazer Address 20502 Windham Dr.
City Macomb State MI ZIP 48044 Phone 586-219-7607
Name of proposed development Center Road Car Wash
Proposed use Car Wash
Parcel number 13-02-23-226-017
Complete legal description _____ (use back or attach separately)
Existing zoning B1 Size (in acres) 3.025
Legal owner Besco Company
Legal owner contact information P.O. Box 27 Armada, MI
Site Plan Preparer _____
If petitioner is not the owner, state basis for representative (i.e. attorney, representative, option-to-buy) Option to buy

Sixteen (16) copies of the application and plan shall be submitted to the township by 4 p.m. on the second Thursday of each month prior to a scheduled planning commission meeting. The site plan shall include all information required by Article IV of the Armada Township Zoning Ordinance. The applicant or representative must be present at the planning commission meeting. All plans must be folded to 8 1/2 x 11 when presented. A recommendation may or may not be made at the meeting.

The undersigned deposes that foregoing statements and answers and accompanied information are true and correct. The undersigned authorizes the members of the planning commission and/or employees of the building department to enter upon the described premises to visually inspect the proposed site before and after hearings scheduled for this application. Written notification of any inspection shall be given to the applicant by the Township prior to any inspection. Any additional costs incurred by the township, above and beyond the original review fee, shall be paid by the applicant. All additional fees shall be paid prior to the issuance of any building permit.


Signature of applicant
Andrew Mazer
Please print/type name here


Signature of legal owner if not applicant
Besco Company Besco Co.
Please print/type name here

ROBERT W. KIRK *
ROBERT S. HUTH, JR.
CRAIG W. LANGE
RAEHEL M. BADALAMENTI
MARYANNE J. DENEWETH
MICHAEL C. TAYLOR
ROSEMARY V. DAVIS
PATRICK S. MCKAY
ELIZABETH P. ROBERTS
ROBERT T. CAROLLO, JR.
RYAN J. L. FANTUZZI **
MICHAEL J. PETRUS
CHAD L. RIDDLE
VICTORIA L. PADULA

* Also Member of Florida Bar
** Also Member of Virginia Bar



19500 HALL ROAD
SUITE 100
CLINTON TOWNSHIP, MICHIGAN 48038
(586) 412-4900

www.KirkHuthLaw.com

FLORIDA OFFICE

1048 GOODLETTE-FRANK RD.
SUITE 202
NAPLES, FL 34102

WRITER'S E-MAIL: rkirk@kirkhuthlaw.com
FACSIMILE: (586) 412-4949

July 14, 2022

Armada Township Planning Commission
c/o Armada Township Planning & Zoning Department
23121 East Main Street
Armada, Michigan 48005

**RE: Letter of Intent of Special Land Use – Car Wash
22920 Armada Center Rd., Parcel 13-02-23-226-017**

Dear Planning Commission Members:

This office represents Andrew Mazer, ("Applicant"), the purchaser of the above parcel of real property. The property is zoned B-2 General Business and is comprised of approximately 3.025 acres on Armada Center Road, near North Ave./North Fulton.

The Applicant seeks a Special Land Use of the property under the Armada Township Zoning Ordinance ("Zoning Ordinance"), in the General Business District ("B-2"). The purpose is to allow it to be utilized for its existing use – a car wash. We believe the wash was constructed around 1993 as a permitted use on the B-1 District when constructed. The Township changed the Zoning Ordinance and requires that car washes be in the B-2 zone with a Special Land Use. It has now been rezoned and a Special Land Use is required to allow the Applicant to improve the facility.

Applicant intends to continue the existing car wash use, but add an automatic wash in one of the bays. This structure is stationary and the mechanisms go around the car. It is not a conveyor type of wash. All washing and drying procedures are done within the building. A small addition will be made to one of the bays so as to accommodate this system.

We believe that the request meets all of the Special Land Use standards contained in Section 16.01 of the Zoning Ordinance.

We appreciate your consideration in this matter.

Very truly yours,

KIRK, HUTH, LANGE & BADALAMENTI, PLC

A handwritten signature in black ink, appearing to be 'R. Kirk', written over a circular stamp or seal.

Robert W. Kirk

RWK/caw

June 30, 2022
Conditional Rezoning - 22920 Armada Center Rd
Pg 2



cc: Client

Armada Township Site Plan Review Checklist

SDA Review No. _____

Project Name Center Road Car Wash Date 7-13-22

Location 22920 Armada Center Road

Designer ARC Design Services Inc. Reviewed By _____

Article IV Required Items

- | | Yes/No/NA |
|---|-----------------------------------|
| 1) Legal description of property being developed. | <u>yes</u> |
| 2) Acreage of property being developed. | <u>yes</u> |
| 3) Current and/or proposed zoning of property being developed and adjacent properties. | <u>yes</u> |
| 4) Site location sketch (1"=2000" or larger) shown on plans. | <u>yes</u> |
| 5) Site plan sealed by Professional Engineer, Professional Surveyor or Architect. | <u>yes</u> |
| 6) North arrow and drawing scale. | <u>yes</u> |
| 7) Boundary line of proposed development, with bearings, distances and tie to section corner. | <u>yes</u> |
| 8) Property lines and parcel identification numbers of adjacent tracts, within 100'. | <u>yes</u> |
| 9) Topography drawn as contours (on USGS datum) with an interval of at least two (2) feet. | <u>yes</u> |
| 10) Location and names of existing public and/or private streets within 100' of subject property. | <u>yes</u> |
| 11) Show all public or private easements on and/or within 100' of the subject property. | <u>yes</u> |
| 12) Existing buildings on subject property and adjacent parcels. | <u>yes</u> |
| 13) Location of existing sewers, water mains, storm drains and other underground facilities within 100' of the property being developed. | <u>yes</u> |
| 14) Drainage features depicted on a topographic map, including rivers, streams, ditches and retention areas, county drains, natural water courses & culverts | <u>yes</u> |
| 15) Show the boundary (ies) of any floodplains, water bodies, problem soil area, wetlands, etc. site vegetation inventoried and shown on plans, indicating type, size and locations, with emphasis given to trees of five (5) inches or more in diameter. Stands (groupings) of trees may be depicted by their outer boundaries, with a description of the types, sizes and number of trees involved. If the project is not within a floodplain, wetland, etc, a note must be provided indicating so. | <u>yes</u> |
| 16) Layout of proposed streets with street names, right of way widths and locations and connections with adjoining platted streets, and also widths and locations of easements. | <u>yes</u> |
| 17) An indication of the storm drainage proposed by a method approved by the Macomb County Public Works Commissioner and/or other agency having jurisdiction. | <u>yes, exist Mo</u> |
| 18) Proposed drainage patterns, showing direction of flow arrows on ditches, enclosed drains, etc. | <u>yes</u> |
| 19) Pedestrian circulation. | <u>yes</u> |
| 20) Details of drive and street approaches to existing public and/or private road rights of way. | <u>yes</u> |
| 21) Parking Spaces. | <u>yes</u> |
| 22) Dumpster Locations & Screening Walls, Landscaping, Sidewalks, Handicap Ramps. | <u>yes</u> |
| 23) Proposed Address, If Available | <u>yes</u> |
| 24) Yard/Building Setbacks and critical dimensions between buildings and other site improvements | <u>yes</u> |
| 25) Type of surfacing indicated (paving) | <u>yes</u> |
| 26) Location and details of fences, screen walls or similar structures | <u>yes</u> |
| 27) All signage to be located on site indicated (including location, size, height, area of sign surface and illumination. | <u>yes, will apply separately</u> |

Relevant Items Not Required By Article IV

- | | Yes/No/NA |
|--|------------|
| 1) Parcel identification (tax code) number of property being developed. | <u>yes</u> |
| 2) Two (minimum) USGS bench marks shown on plans. | <u>yes</u> |
| 3) Title block information filled in. | <u>yes</u> |
| 4) Layout, including lot numbers, dimensions and building setback lines. | <u>yes</u> |
| 5) Indications of parcels of land intended to be dedicated or set aside for public use or for use of | <u>yes</u> |

- the property owners within the development.
- 6) An indication of the system proposed for sewage treatment by a method approved by the Macomb County Health Department or other applicable authorities. _____
- 7) Indicate the system of water supply by a method approved by the Macomb County Health Department or other applicable authorities. _____
- 8) Building Envelopes, & Square Footage. _____
- 9) Indicate any areas depicted on the survey of environmental features and any related protective features and any related protective measures, modifications and/or removal proposals; the Township's concern being in coordinating these features into the proposed development rather than their removal. _____

July 27, 2022

Armada Township Planning Commission
Armada Township
23121 E. Main Street P.O. Box 578
Armada, Michigan 48005

Re: Center Road Car Wash – Site Plan Review
SDA Review No. AR22-102

Dear Commission Members:

We have received the preliminary site plan submittal for the above referenced project prepared by ARC Design Services, Inc. dated July 13, 2022 and were received by our office on July 20, 2022. The plans were reviewed in accordance with the Armada Township Ordinances, which include the Engineering Design and Construction Standards and the following comments are our observations.

A. General

The site is located on the south side of Armada Center Rd and west of Fulton St. It is noted as 3.025 acres total area for one parcel (13-02-23-226-017). The site is currently occupied by the Center Road Car Wash. The application for special land use review is being submitted to allow for the construction of an automatic wash in one of the existing wash bays, along with a tunnel extension and the addition of a new bypass lane.

At this time, a preliminary utility plan was not submitted for review.

B. Water Main

The plans indicate an existing well, west of wash bay No 1. Confirm that existing well or equipment room have adequate volume capacity to take additional flow from proposed work done on wash bay No 3. Any well improvements will required a permit from EGLE. Provide indication of the proposed system of water supply by a method approved by the Macomb County Health Department or other applicable authorities.

Sanitary Sewer

Location of all site utilities to be shown in the application. No proposed sanitary sewer on site, and no public sanitary sewer is available to serve this site.

C. Storm Drainage

The proposed project indicates that the existing north parking lot drainage is conveyed to an existing spillway into the ditch on the east side, and the existing south parking lot drainage is conveyed via sheet flow into the previous ditch on the south east side. Existing ditch drains into existing East Branch Coon Creek natural watercourse per Armada Township Drain Map. The

existing wash bays drained into the existing catch basins under the existing bays, outlet for the catch basins was not provided.

The current plans indicate that the stormwater drainage shall remain as existing. Coordination with Macomb County will be needed to confirm that no additional water quality treatment is required and to provide verification that the existing stormwater drainage has adequate volume capacity to accommodate the stormwater flow from the proposed impervious areas. Please provide plans for existing stormwater system and supporting calculations and documentation.

D. Paving

The site is accessed by one driveway off Armada Center Rd. The proposed plans show the extension of paving 20' on the south side parking lot and 12' of new bypass lane on the east side of the property.

A pavement detail will need to be submitted for review. All proposed paving shall include the current Armada Township Paving Details.

Permits Required

At this time, there is not enough information provided to accurately know what permits will be required. Additional permits may be required once a full site plan is submitted. Based on the improvements shown, the following permits could be required and will need to be provided to the Township once available. Any changes to the approved site plan from the following agencies that impact the design may require reapproval.

Macomb County:

1. Macomb County Public Works Office (MCPWO) approval or Letter of No Jurisdiction
2. Soil Erosion and Sedimentation Control permit from Macomb County Department of Public Works Office (MCPWO)

Michigan Department of Environment, Great Lakes, and Energy (EGLE):

1. EGLE Construction Permit. For alteration or improvement of the water system.

Please be aware that additional comments may arise with the submittal of the requested revisions and/or additional information.

RECOMMENDATION

It is our recommendation that the above comments be addressed to the satisfaction of the Township Planner & the Township Planning Commission prior to approval.

The above-referenced comments are not to be construed as approvals and are not necessarily conclusive. The final site engineering plans for this development are to be prepared in accordance with the Armada Township Ordinances, which include the Engineering Design and Construction Standards. It should be noted that the review of the engineering plans cannot begin until the site plan has been approved by the Township.



SPALDING DEDECKER

Engineering & Surveying Excellence since 1954

If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,

SPALDING DEDECKER

Taylor E. Reynolds, PE
Project Manager

cc: Laura Haw, McKenna Associates (via email)



August 30, 2022

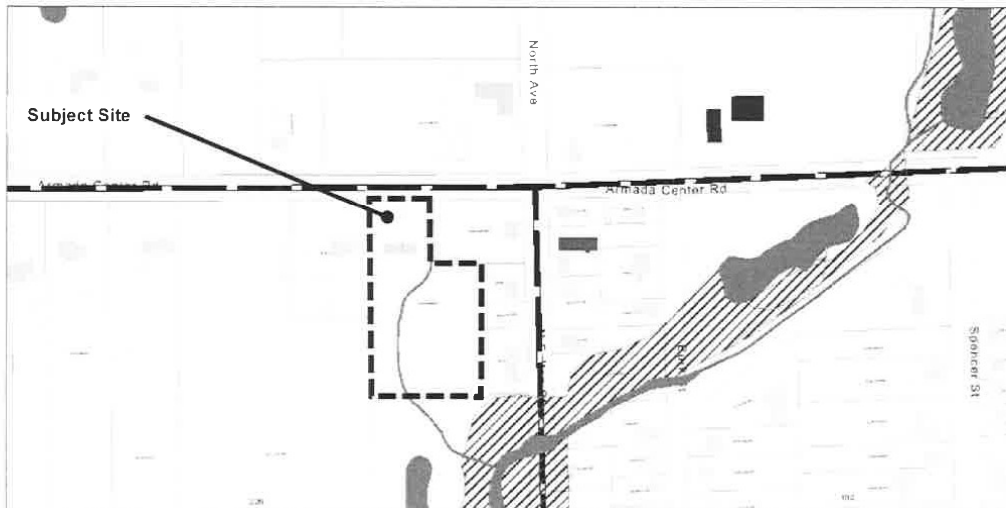
Planning Commission
Armada Township
23121 East Main Street
P.O. Box 578
Armada, Michigan 48005

Subject: Special Land Use Request – Car Wash Facility
Location: 22920 Armada Center Road (Parcel ID#: 13-02-23-226-017)
Current Zoning: B-2, General Business District
Review No: Written Review #1

Dear Commissioners,

We have reviewed the special land use application for a car wash facility at 22920 Armada Center Road. The applicant proposes to expand the existing self-service car wash facility with the addition of a structure onto Bay #3, for a new, automatic washing system.

The site was conditionally rezoned from the B-1, Business District to the B-2, General Business District in July of 2022. Per section 13.01(F): Special Land Uses in the B-2 District, car wash facilities are a special land use and subject to the additional use standards of section 16.16: Full and Self-Service Car Washes.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKNA.COM

Communities for real life.



RECOMMENDATION

Pending any comments from the public during the public hearing, we recommend the Planning Commission consider the following motion:

I move to recommend approval of the proposed special land use for a car wash facility at 22920 Armada Center Road (Parcel ID #: 13-02-23-226-017) to the Township Board, contingent upon site plan approval and based on compliance with section 16.01 and the following findings of fact:

1. *Approval of the special land use allows for the expansion of an existing, viable commercial business.*
2. *Approval of the special land use aligns with the Future Land Use Map of the 2015 Master Plan as the site is designated as "commercial" and further supports policy goals of the Master Plan.*
3. *Access to the site is provided from Armada Center Road, which is classified as a 'major road' in the Township.*
4. *There remains sufficient space for both the stacking and exiting of the facility by vehicles.*
5. *The site can be designed to comply with the dimensional requirements of the B-2, General Business District.*
6. *The use is not anticipated to generate external, negative impacts to the surrounding properties.*

Please do not hesitate to contact me if you have any questions. Thank you.

Respectfully submitted,

McKENNA

Laura E. Haw, AICP, NC1
Senior Principal Planner



Special Land Use Review

Per section 16.01: Review Standards for Special Land Use, the Township's eight (8) criteria for evaluating such a request are as follows:

#1: LOCATION, SIZE, AND CHARACTER

The use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located.

The following table summarizes the existing and planned land uses at the subject site and on adjacent properties:

Location	Existing Land Use	Current Zoning District	Future Land Use Designation
Subject Site	Car Wash Facility	B-2, General Business	Commercial
North	Agricultural Equipment Storage	B-1, Business	Commercial
South	Undeveloped	R-1, Residential	Commercial
East	Single-Family Dwelling	R-1, Single Family Residential (Village of Armada)	Single Family Neighborhood (Village of Armada)
West	Single-Family Dwelling	R-1, Residential	Single Family

Per section 16.16: Full and Self-Service Car Washes, the following use standards also apply:

- Vehicular ingress and egress from the site shall be directly onto a major thoroughfare, except that it may be permissible to allow vehicles to exit from the facility onto a public alley.* Complies: access to the site is provided from Armada Center Road, which is classified as a 'major road' in the Township.
- All vehicles waiting or standing to enter the facility shall be provided off-street waiting space, and no vehicle shall be permitted to wait on the public right-of-way as part of the traffic approach.* Complies: there is adequate stacking space (>60-feet) for multiple vehicles to queue into one of the four wash bays.
- An on-site, 50-foot long drying lane shall be required at the exit point of the car washing facility.* Complies: each bay has over 50-feet of space for a drying lane (if needed).
- A 25-foot greenbelt shall be provided between all property lines.* Partially complies: the site provides a +25-foot greenbelt except along a portion of the west property line. The existing building configuration and parking lot encroach into this space; a ±12-foot greenbelt runs along this segment and is considered an existing non-conformity. While the greenbelt consists of simply a lawn area today, the preliminary site



plan proposes landscaping within this space, bringing the site into greater compliance with the Ordinance (the existing western greenbelt is pictured below). The degree to which this non-conformity exists is not increased as part of this project. Additional comments regarding landscaping are detailed in criteria #8.



#2: TRAFFIC AND SAFETY

The use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic.

Minimal impacts to vehicular traffic are anticipated as the result of this special land use and bay expansion. The site plan details the required number of parking spaces (4 spaces are required, including 1 barrier-free space, and are provided). An additional 2 parking spaces are detailed, situated on either side of the remaining vacuum station.

The site will utilize the existing curb approach off Armada Center Road, no changes to the site access are proposed as part of this project.

#3: EXTERNAL IMPACTS

The use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights.

The car wash facility will be operational 24-hours, 7-days a week. However, the applicant is proposing to remove one of the existing vacuum stations, which will reduce the potential noise generated from the site. It is not



anticipated that dust, noise, fumes, vibrations, smoke, or lights will be generated from this use that would negatively impact adjacent residences or businesses, provided that screening is compiled with during the site plan review process.

#4: DIMENSIONAL IMPACTS

The use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

The car wash facility, the expansion of Bay #3, and the new eastern, paved bypass lane are not incompatible with the site's existing natural features or the surrounding uses. With additional screening around the building (specifically along the west and east property lines) as part of the site plan process, it is anticipated that the visibility of this use will be limited.

#5: NEED OF USE

The use shall relate harmoniously with the physical and economic aspects of adjacent land uses in regards to prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.

The expansion of the existing car wash represents a continuity of development of this commercially zoned property. As the site is located near residential uses in both the Township and Village, the presence of a car wash in relative proximity to such uses provides an in-demand service to local residences and businesses, the vast majority of whom rely on private automobiles for their daily transportation.

A car wash facility is also consistent with the 2015 Future Land Use Map, which designates the subject parcel as "commercial" and furthers two policy goals of the Master Plan:

- **Policy:** Continue to develop uses that will generate tax base within the Township to balance anticipated costs for municipal and school services over the time frame of the plan.
- **Policy:** Plan for commercial land uses that respect the presence of the existing Village of Armada downtown, while still providing necessary convenience shopping areas to Township and Village residents and providing additional tax base for the Township.

#6: PUBLIC USE

The use is necessary for the public convenience at the proposed location.

See criteria #5 above; while not a necessity for the public's convenience at this location, the service at this facility will be expanded for existing patrons and new customers.

#7: PUBLIC HEALTH, SAFETY, AND WELFARE

The use is so designed, located, planned and to be operated that the public health, safety and welfare will be protected.

There is no indication that the subject use and expansion will put undue stress on existing utilities. Full engineering review and approval will be required should the site plan for this project be approved.



#8: COMPATIBILITY WITH THE ZONING ORDINANCE

The use shall not be detrimental or injurious to the neighborhood within which it is to be located, nor shall such use operate as a deterrent to future land uses permitted within said zoning district and shall be in harmony with the general purpose and intent of the Zoning Ordinance.

The car wash facility and bay addition can be compatible with the surrounding land uses and meet the zoning ordinance requirements for the B-2, General Business District.

For the future preparation of the final site plan, the following zoning requirements must be addressed (please note, this is not an exhaustive list of the Ordinance):

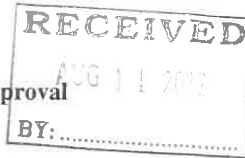
1. **Complete Landscape Plan; this includes:**
 - a. Frontage Landscaping. The addition of 6 street trees along Armada Center Road (1 tree per 30-feet of linear frontage).
 - b. West and East Property Line Greenbelts:
 - i. Must be dimensioned.
 - ii. Must be planted with 6-foot high evergreen trees and/or 2½-inch caliper deciduous trees, planted at staggered intervals an average of not less than 15-feet on center. Not more than 50% of the plantings shall consist of deciduous trees.
 - iii. Plant material shall not be placed closer than 4-feet from the fence line or property line.
 - c. Parking Lot Landscaping. 1 tree must be provided along the exterior of the lot or within the landscape area immediately to the west of the building (next to Bay #1). The minimum size of a parking lot tree is 2½-inches.
2. **Parking:** All parking spaces must be dimensioned, and bumper blocks must be provided for the western 3 parking spaces.
3. **Property Lines:** All property line setbacks must be dimensioned.
4. **Signage:**
 - a. Monument (ground) Sign. Setbacks dimensioned, and the clear vision triangle detailed. Profile, dimensions, and material of signage must be provided.
 - b. Wall Sign. Dimensions and material of signage must be provided.
5. **Split Rail Fence:** Detail is needed (height, etc.).
6. **Building Elevations:**
 - a. Color selection for all materials: roof shingles, existing block, proposed block, and the accent vinyl siding.
 - b. Detail (height, material, etc.) for the POS kiosk system and clearance bar.
 - c. Per section 2.05: Appearance, the following applies to the subject building: "*Where a principal non-residential building is erected within 200-feet of the front lot line, the front walls of said building shall be constructed of a predominance of face brick, unless otherwise approved by the Planning Commission*". As such, the new structure must be constructed of a brick material. Should the Planning Commission find a textured, split faced block (one that emulates natural stone) to be appropriate, this deviation could be supported. In either case of brick or a textured, split faced block, it is recommended that the existing block building be painted a neutral color.



Armada Township

Planning Commission
23121 E. Main Street, P.O. Box 578
Armada, Michigan 48005
Telephone: (586) 784-5200

Date 8/11/2022
Application no 2022-08-03
Review fee \$1,240.25



Application for Site Plan Review/Special Land Use Approval

Site Plan _____ Special Land Use _____

Applicant's name LARRY SWARTZ Address 72727 NORTH AVE
City ARMADA State MI ZIP 48005 Phone 586-531-2022
Name of proposed development _____
Proposed use PARKING LOT
Parcel number _____
Complete legal description _____ (use back or attach separately)
Existing zoning RESIDENTIAL Size (in acres) 1.925
Legal owner DAN FOX
Legal owner contact information 586-322-3108
Site Plan Preparer _____
If petitioner is not the owner, state basis for representative (i.e. attorney, representative, option-to-buy) _____

Sixteen (16) copies of the application and plan shall be submitted to the township by 4 p.m. on the second Thursday of each month prior to a scheduled planning commission meeting. The site plan shall include all information required by Article IV of the Armada Township Zoning Ordinance. The applicant or representative must be present at the planning commission meeting. All plans must be folded to 8 1/2 x 11 when presented. A recommendation may or may not be made at the meeting.

The undersigned deposes that foregoing statements and answers and accompanied information are true and correct. The undersigned authorizes the members of the planning commission and/or employees of the building department to enter upon the described premises to visually inspect the proposed site before and after hearings scheduled for this application. Written notification of any inspection shall be given to the applicant by the Township prior to any inspection. Any additional costs incurred by the township, above and beyond the original review fee, shall be paid by the applicant. All additional fees shall be paid prior to the issuance of any building permit.

[Signature]
Signature of applicant

LARRY SWARTZ
Please print/type name here

[Signature]
Signature of legal owner if not applicant

DAN FOX
Please print/type name here

KING SURVEYING, INC.

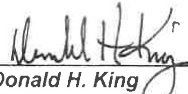
FOR: LARRY'S AUTOMOTIVE
JOB NUMBER: 22034A
DATED: August 9, 2020
SHEET: 1 of 1

PROPERTY DESCRIPTION – 1.925-ACRE PARCEL

A parcel of land located in the Northeast $\frac{1}{4}$ of Section 26, Town 5 North, Range 13 East, Armada Township, Macomb County, Michigan, and being more particularly described as follows: Commencing at the Northeast Corner of said Section 26; thence North 88 degrees 35 minutes 13 seconds West 60.02 feet to the point of beginning; thence South 1.46 feet; thence 299.75 feet along a curve concave to the West (central angle = 09 degrees 17 minutes 03 seconds, radius = 1,849.86 feet, long chord = South 05 degrees 48 minutes 03 seconds West 299.42 feet); thence North 88 degrees 35 minutes 13 seconds West 163.29 feet; thence North 51 degrees 50 minutes 09 seconds West 154.56 feet; thence North 01 degrees 24 minute 47 seconds East 207.52 feet; thence South 88 degrees 35 minutes 13 seconds East 310.00 feet to the point of beginning, containing 1.925 acres of land.

Subject to the rights of the public in a creek, if one exists. Also subject to any easements and/or rights of way, recorded or otherwise.

Prepared by:


Donald H. King
Professional Surveyor
Michigan License No. 30085





August 30, 2022

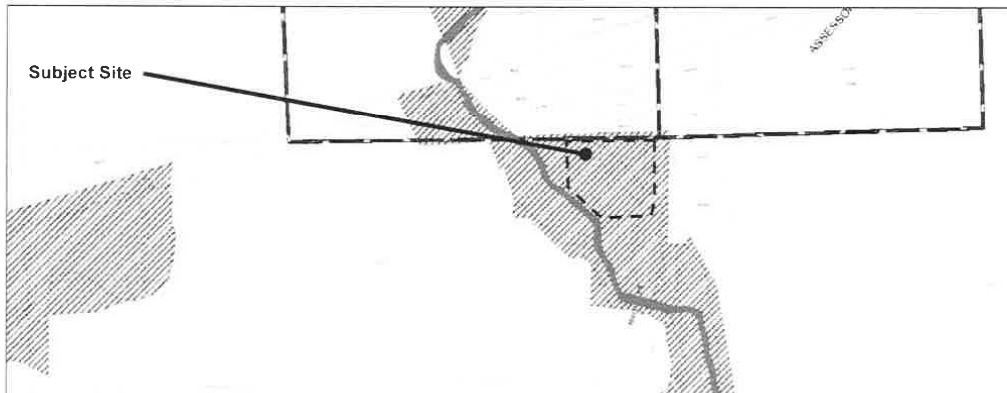
Planning Commission
Armada Township
23121 East Main Street
P.O. Box 578
Armada, Michigan 48005

Subject: Rezoning Request – Larry's Automotive
Location: 72727 North Avenue (Current Parcel ID#: 13-02-26-200-027 – pending lot split)
Current Zoning: R-1, Residential District
Proposed Zoning: B-1, Business District
Review No: Written Review #1

Dear Commissioners,

We have reviewed the application to rezone a portion of the property generally located at 72727 North Avenue from the R-1, Residential District to the B-1, Business District in order for Larry's Automotive Service and Towing company to construct a secondary parking lot for the temporary parking of their vehicles (both personal vehicles and trucks). The proposed gravel parking lot would be screened, landscaped, and gated; public access would be restricted as the lot would be utilized by employees only, generating little traffic as a vehicle could remain parked on lot for several weeks at a time.

The subject site is approximately 1.925-acres in size and consists of vacant land. As a newly created parcel, the site does not currently have an assigned parcel ID number or address, however the general location and size of the parcel is detailed below and the legal description is provided in footnote A (see page #2).



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



BACKGROUND

Existing and Future Conditions:

Location	Existing Land Use	Current Zoning District	Future Land Use Designation
Subject Site	Vacant Land	R-1, Residential	Mixed-Use
North	Single Family Residence	I, Industrial (Village of Armada)	Light Industrial (Village of Armada)
South	Single Family Residence / Agriculture	R-1, Residential	Single Family
East	Insurance Agency / Bank	B-1, Business	Mixed-Use
West	Agriculture	R-1, Residential	Single Family

Use and Zoning Compatibility. The subject site is zoned the R-1, Residential District where a commercial parking lot for a business is not a permitted use. The Applicant requests to rezone the property to the B-1, Business District in order to construct an overflow parking lot for their automotive establishment that is located at 73111 Fulton Street (within the Village of Armada), approximately 300-feet north of the subject property. **Should the rezoning be approved, the Applicant must then obtain site plan approval prior to the implementation of any site improvements.**

RECOMMENDATION

Pending any comments from the public during the public hearing, we recommend the Planning Commission consider the following motion:

I move to recommend approval of the proposed rezoning from the R-1, Residential District to the B-1, Business District for the 1.925-acres generally located at 72727 North Avenue (for the full parcel legal description, see footnote A to this motion) to the Township Board, based on the following findings of fact:

- 1. The request aligns with the Future Land Use Map of the 2015 Master Plan as the site is designated as "mixed-use" and the B-1, Business District is the least intensive commercial zoning district available.*
- 2. The request supports the policies of the Master Plan, including the expansion of the tax base and the concentrated commercial activity within the Township's designed "development area".*
- 3. The request furthers the logical and orderly development patterns for commercial and industrial uses that are planned (and/or established) within both the Township and Village for this area.*
- 4. The subject site is located on a major road within the Township.*

Footnote A: A parcel of land located in the Northeast ¼ of Section 26, Town 5 North, Range 13 East, Armada Township, Macomb County, Michigan, and being more particularly described as: Commencing at the Northeast Corner of said Section 26; thence North 88 degrees 35 minutes 13 seconds West 60.02 feet to the point of beginning; thence South 1.46 feet; then 299.75 feet along a curve concave to the West (central angle = 09 degrees 17 minutes 03 seconds, radius = 1,849.86 feet, long chord = South 05 degrees 48 minutes 03 seconds West 299.42 feet); thence North 88 degrees 35 minutes 13 seconds West 163.29 feet; thence North 51 degrees 50 minutes 09 seconds West 154.56 feet; thence North 01 degrees 24 minutes 47 seconds East 207.52 feet; thence South 88 degrees 35 minutes 13 seconds East 310.00 feet to the point of beginning.



Rezoning Review

Per section 19.06(5), the Township's 14 criteria for evaluating a rezoning request are as follows:

1. **Consistency with the goals, policies, and future land use map of the Master Plan. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.**

The proposed rezoning to the B-1, Business District is consistent with at least two of the stated policies of the 2015 Master Plan:

***Policy:** Continue to develop uses that will generate tax base within the Township to balance anticipated costs for municipal and school services over the time frame of the plan.*

***Policy:** Promote complementary commercial and office uses to the south of the village along North Avenue.*

The proposed rezoning is also consistent with the 2015 Future Land Use Map, which designates the subject parcel as "Mixed-Use". Per the Master Plan: "North Avenue is designated for commercial development; some of this already exists, including a small commercial node just north of the Village. The Mixed-Use district identified on the Future Land Use Map is intended to accommodate some commercial uses as well".

2. **Compatibility of the site's physical, geological, hydrological, and other environmental features with the host of uses permitted in the proposed zoning district.**

The proposed site is shown on the Macomb GIS portal to contain 'potential wetlands' as the site is directly east and north of the East Branch Coon Creek. However, engineering and a wetland survey at the time of site plan review will confirm if any wetlands are present, and if mitigation is necessary.

3. **Evidence from the applicant that it cannot receive a reasonable return on investment through developing the property with the uses permitted under the current zoning.**

The subject site is planned for mixed-use, by which the current zoning district does not support.

4. **The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.**

The proposed B-1, Business District is not incompatible with the surrounding land uses, rather, it furthers the development patterns established and envisioned by both the Township and the Village. Commercially zoned land and uses already exist to the east, and to the north, the Village has planned for this area to be developed as Industrial. Encouraging future single-family residential uses on this property could lead to nuisance concerns in the future.

5. **The capacity of utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the Township.**

There is no indication that the uses in the B-1, Business District would put undue stress on existing utilities.

6. **The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.**



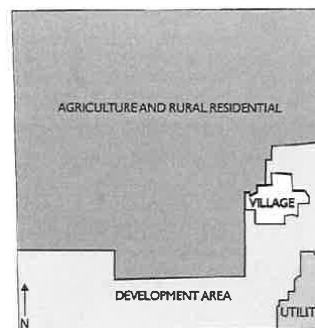
The site is located on and maintains access from North Avenue, which is classified as a 'major road' within the Township. It is not anticipated that traffic volumes generated from either the proposed use of a parking lot or other permissible uses in the B-1, Business District would generate adverse traffic impacts for this roadway. However, the Planning Commission has the right to require that a traffic impact study be submitted as part of any special land use application in the future.

- 7. The apparent demand for the types of uses permitted in the requested zoning district relative to the amount of land in the Township currently zoned and available to accommodate the demand.**

The availability of commercial or mixed-use land in the Township is limited and as the site is adjacent to the Village, with planned futures uses of industrial, the requested rezoning follows a logical land use pattern.

Further, the Master Plan designates the subject area as part of the planned "development area" where future redevelopment should be concentrated (see Figure 4-1 to the right).

Fig. 4-1 Conceptual Land Use Plan



- 8. The boundaries of the requested rezoning district are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.**

The 1.925-acre site can comply with the dimensional requirements of the B-1, Business District should a building or different use eventually be constructed on the site.

- 9. The requested rezoning is to the most appropriate district.**

Yes, see criteria #10 below.

- 10. If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current district to allow the use?**

Yes, it would not be appropriate to amend the R-1, Residential District to allow for commercial parking lots.

- 11. The requested rezoning will not create an isolated or unplanned spot zone.**

No, a B-1, Business District zoning designation would not result in an isolated or unplanned spot zone (see criteria #4 and #7 above).

- 12. The request has not previously been submitted within the past one year, unless conditions have changed, or new information has been provided.**

No previous rezoning request for the subject site has been submitted within the past year.

- 13. An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.**

Not applicable.

- 14. Other factors as appropriate.**

Not applicable.