Armada Township

PLANNING COMMISSION

23121 E. Main Street, P.O. Box 578
Armada, Michigan 48005
Telephone: (586) 784-5200 Facsimile: (586)784-5211

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MINUTES
September 7, 2022
In Person & Virtual Meeting
7:00 p.m.

Regular Meeting

1. Call to Order
    a. Chair Kehrig called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance
    a. Chair Kehrig led the Pledge of Allegiance
3. Roll Call
    a. **Present** at Roll Call: Chair Kehrig, Vice Chair Ambercrombie, Commissioners Finlay, Jabara and Wieske, Council Liason Murray.
    b. **Absent** at Roll Call: Commissioner Finn
    c. **Also present**: Planner Laura Haw and Recording Secretary Scott Czasak.
4. Approve/Amend Agenda
    a. **Motion** to Approve Agenda as Amended by Commissioner Finlay, 2nd by Commissioner Jabara. **Motion Passed**.
5. Approval of Minutes
    a. **Motion** to Approve Minutes of July 6, 2022 as presented by Liason Murray, 2nd by Chair Kehrig. **Motion Failed**
    b. **Motion** to Table Minutes of July 6, 2022 with instructions to revise by Vice Chair Ambercrombie, 2nd by Commissioner Finlay. **Motion Passed**
6. Public Comments
    a. Monica Job – Spoke regarding a possible land purchase and its place in the Master Plan.
7. Public Hearing
    a. Special Land Use – Armada Center Car Wash
        i. **Motion** by Vice Chair Ambercrombie, 2nd by Liason Murray to Open the Public Hearing at 7:17 pm. **Motion Passed.**
            1. Robert Kirk of Kirk, Huth, Lange and Badalementi spoke on behalf of Petioner Andrew Mazur in favor of the Special Land Use
            2. Planner Laura Haw delivered her report.
        ii. **Motion** by Vice Chair Ambercrombie, 2nd by Liason Murray to Close the Public Hearing at 7:29 p.m. **Motion Passed.**
    b. Rezoning – Larry's Towning Proposed Parking Lot.

        i. **Motion** by Commissioner Jabara, 2nd by Vice Chair Ambercrombie to Open the Public Hearing at 7:30 p.m. **Motion Passed.**
            1. Larry Swartz of Larry's Towing spoke in favor of the rezoning.
            2. Planner Laura Haw delivered her report.
        ii. **Motion** by Commissioner Wieske, 2nd by Commissioner Finlay to Close the Public Hearing at 7:40 p.m. **Motion Passed.**

8. Reports and Correspondence
    a. Recording Secretary Czasak relayed a report regarding the proposed new building at Blakes, stating after consideration the Township Board directed the Building Department to issue the permits, which were issued, and construction has begun.
    b. Liason Murray reported Supervisor Paterek, and herself would be attending a meeting on the Right to Farm Act in October.
    c. **Motion** to Receive and File the Reports and Correspondence by Vice Chair Ambercrombie, 2nd by Liason Murray. **Motion Passed.**

9. New Business
    a. Special Land Use – Armada Center Car Wash
        i. **Motion** as follows by Liason Murray, 2nd by Commissioner Jabara. **Motion Passed.**
        ii. 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.
    b. Rezoning – Larry's Towing Proposed Parking Lot
        i. **Motion** as follows by Commissioner Jabara, 2nd by Commissioner Wieske. **Motion Passed.**
        ii. 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".

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            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.
    c. ***Miller Farms – Site Plan Review***
        i. **Motion** to Approve Site Plan for Farm Market at 71800 Romeo Plank Road by Commissioner Jabara, 2nd by Liason Murray. **Motion Passed**

10. Unfinished Business
    a. Master Plan Discussion
        i. No action
11. PC Projects
    a. Small Scale Entertainment
        i. Awaiting a clean copy of proposed language.
    b. Second Homes on Property
        i. No movement, under legal review.
    c. Seasonal Worker Clause
        i. No movement, under legal review.
    d. Attached Garage Size Limitation
        i. Awaiting a clean copy of proposed language.
    e. Zoning Districts
        i. Ready for adoption, awaiting clean copy.
    f. Table of Permitted Uses
        i. Ready for adoption, awaiting clean copy
    g. Administrative Review Application Process
        i. No updates
12. Public Comments
    a. Vice Chair Ambercrombie expressed a desire for an updated copy of the Zoning Ordinance to be posted on the Township website and copies provided to the Commission.
    b. Commissioner Jabara recommended updating the Township website to be more user-friendly
    c. Recording Secretary Czasak expressed his thanks for his time with the Township and wished the Township and the Commission well going forward.
13. Adjournment
    a. **Motion** to Adjourn at 8:21 p.m. by Vice Chair Ambercrombie, 2nd by Liason Murray. **Motion Passed.**

Next Scheduled Regular Meeting: October 5, 2022

Respectfully submitted:

Scott R. Czasak, MPA,
Recording Secretary

Approved:

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DJ Kehrig,
Chairperson____________________________________Date________________________________

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