

Armada Township PLANNING COMMISSION

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

AGENDA Wednesday, February 1, 2023 7:00 p.m.

Please take notice that a regular meeting of the Armada Township Planning Commission will be held on Wednesday, February 1, 2023, at 7:00 p.m. in person and by electronic remote access. The public may participate in the meeting through GoToMeeting access by way of computer, tablet or smartphone using the following link: <https://meet.goto.com/469256117>

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

United States: +1 (669) 224-3412

- One-touch: <tel:+16692243412,469256117#>

Access Code: 469-256-117

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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 this regular meeting of Wednesday, February 1, 2023, is as follows:

Regular Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approve/Amend Agenda
5. Approval of minutes:
 - a. **Regular Meeting Minutes January 4, 2023**
6. Public Comments – Agenda Items
7. Public Hearing:
 - a. **None**
8. Reports and Correspondence:
 - a. **Project Status Report**
9. Unfinished Business:
 - a. **Zoning Districts Table of Permitted Uses – Revised draft**
 - b. **Small Scale Entertainment Text Amendment – Revised draft**
10. New Business
 - a. **Hidden River Estates – Site Plan Review**
 - b. **2022 Annual Planning Report of Activities**
11. PC Projects:
 - a. **Master Plan Discussion**
12. Public Comments – Non-Agenda Items
13. Adjournment.

Next Scheduled Regular Meeting: Wednesday March 1, 2023



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MINUTES Wednesday, January 4, 2023 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 Abercrombie, Commissioners Arnold, Finlay, and Jabara, and Board Liaison Murray.
 - b. **Absent** at Roll Call: Commissioner Finn
 - c. **Also present:** Planner Laura Haw and Recording Secretary Cris Martin
4. Approve/Amend Agenda
 - a. **Motion** by Murray, 2nd by Abercrombie to approve the agenda as presented. All Ayes, **Motion Passed**
5. Approval of minutes:
 - a. **Motion** by Abercrombie, 2nd by Murray to approve the minutes of the December 7, 2022 meeting as corrected. All Ayes, **Motion Passed**
6. Public Comments – None
7. Public Hearing:
 - a. **BooBoo's Bone Yard Dog Daycare - Special Land Use**

The applicants presented their updated site plan and clarified some items that were brought up at the December hearing. They do not sell animals, there will not be a sign (there is a private property sign), hours of operation were provided, the new site plan includes a floor plan of the barn and notes that the barn is soundproofed. Comments: Patricia Fons, 21515 Bordman, Allenton; Terry Scott, 21510 Bordman, Armada: Is there outside perimeter fencing proposed; extra traffic on the road; worried about property values; sign should be erected to reduce creeping down the road; running business without license; dogs bark; smell; love animals but it's not the right place. Lea Walkowski, 74901 True Armada; Sue Rummert, Richmond; Marchello Terenzi, lived at residence for two years; Danielle Sherki, 25860 Joy Rd, Redford; Chip Donnelan, 47779 Lighthouse, Macomb Twp; Tonya Kinyanin, 78656 Cryderman, Richmond, support; Heather Ball, 80669 North, Armada; Linda Roxbury, 3405 Humlin, Almont; Mark and April Vons, 27182 Prinz, Richmond: The applicants have character; Sabrina is a dog whisperer; they are trustworthy; treat their clients and their pets like family; work very hard; very organized; require clients to follow rules including vaccinations and for drop-off and pick-up; regimented, dogs must be leashed before exiting a vehicle; the facility is always clean; multiple levels of fencing, never hear barking; asset to the community, bringing business to other businesses in the community; increasing traffic is happening on all township roads, not just Bordman due to growth; one supporter lived with the applicant for two years and worked out of the home on phone calls all day, never had issues with barking, living in a rural community, there are smells from farms and other businesses; would rather have BooBoo's next door than hunting dogs; would rather have someone creeping down the road than the normal traffic flying. Kehrig read letters from Chris Stiefel, and Abby and James Skender, 22156 Bordman into the record in support. **Motion** by Abercrombie, 2nd by Finlay to close the public hearing at 7:50. All Ayes, **Motion Passed**
8. Reports and Correspondence:
 - a. Kehrig read the Project Status Report
 - b. Kehrig reviewed the 2023 meeting dates approved by the Board of Trustees

- c. Kehrig reviewed minutes of the Purchase of Development Rights Committee meeting
Motion by Abercrombie, 2nd by Murray to receive and file reports as presented. All Ayes, **Motion Passed**
9. New Business:
- a. **Armada Center Car Wash - Site Plan Review**
Applicant and Planner reviewed the history, findings, and recommendation of approval for the site plan. There were four contingencies outlined by the planner including: 1) any outstanding items in the engineering review; 2) the front, side and rear setbacks need to be dimensioned on a final site plan, 3) commission determines if the building material and color are acceptable, and 4) updated landscape plan. Question about any plans to address safety issues with crossing in front of the new bay to get to change machine.
Motion by Abercrombie, 2nd by Murray to approve the site plan for the car wash facility expansion at 22920 Armada Center Road (parcel ID# 13-02-23-226-017) with acceptance of the split-faced block façade, contingent that the following are addressed on a revised site plan: All outstanding engineering items listed in the Spalding DeDecker review (dated December 20, 2022). The front-, side, and rear-yard setbacks are dimensioned. And a revised landscape plan to accommodate alternative tree species and the required number of trees along Armada Center Road, the parking lot, and within the greenbelt. All Ayes, **Motion Passed**
- b. **Henshaw Inc - Site Plan Review**
Applicant and planner reviewed the history, findings, and recommendation of approval for the phase one site plan.
Motion by Jabara, 2nd by Murray to move to approve the site plan for Phase I of the Henshaw storage facility (Parcel ID #: 13-02-31-100-018), contingent that the following are addressed on a revised site plan: 1) All outstanding engineering items listed in the Spalding DeDecker review (dated December 20, 2022). 2) Front yard setback must be labeled. Six Ayes, Finlay Abstained, **Motion Passed**
10. Unfinished Business
- a. **BooBoo's Bone Yard - Special Land Use**
Planner explained the process for approval of a Special Land Use and the requirement for ZBA approval of the variances prior to the final vote of the Armada Township Board of Trustees. Discussion took place on limiting the number of dogs allowed, and not allowing dogs outside to play after 8:00 p.m. Missing on site plan: dimension of the parking spaces; Expand the survey to show the impacted area: show where the fencing starts and ends, where the play area is located.
Motion by Murray, 2nd by Jabara to recommend approval to the township board of the Special Land Use for a Dog Daycare Kennel for 21500 Bordman Rd (Parcel # 13-02-03-200-015) with a maximum of 60 dogs allowed and hours of outside play activity restricted between 8:00 p.m. and 8:00 a.m. and contingent on approval of a final site plan and approval of three variances from the Zoning Board of Appeals 1) Variance on the lot width of 275ft, 2) variance for the side yard play area setback of 200 ft, and 3) variance for the side yard barn setback of 100 ft. Six Ayes, Kehrig No, **Motion Passed**
- b. **Text Amendments to Zoning Ordinance #114**
- i. **Small Scale Entertainment - Revisions requested by the township board**
Discussion on the confusion on the text changes to 3 hours in a 12-hour span. Other changes limiting the number of persons and restricting between 11 p.m. and 8:00 a.m. were ok.
Motion by Jabara, 2nd by Kehrig to recommend to the township to modify the wording back to the original 3 hours in a **four-hour** span and send back to township board for approval. All Ayes, **Motion Passed**
- ii. **Zoning Districts Table of Permitted Uses – Revised draft**
Tabled to give commission time to review.
Motion by Arnold, 2nd by Jabara to table the Zoning Districts table to give members time to review. All Ayes, **Motion Passed**
11. PC Projects:
- a. **Master Plan Discussion**
Planner provided updated master plan timeline and draft community demographics pages. Discussion on the community demographics pages.
12. Public Comments – Non-Agenda Items - none
13. Adjournment.
- a. **Motion** by Abercrombie, 2nd by Murray adjourn at 10:01. All Ayes, **Motion Passed**

Next Scheduled Regular Meeting: Wednesday, February 1, 2023

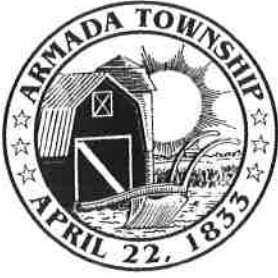
Respectfully submitted:
Cris Martin
Recording Secretary

Approved:

DJ Kehrig, Chairperson

Date _____

DRAFT



Armada Township

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Planning Commission

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Project Status Report for January* 2023

COMMUNITY PROJECTS

Blake's Traffic Study / Landscaping - 17985 Armada Center Rd

No update.

Traffic study was reviewed at April 2022 Meeting. Chair Kehrig reported on a Macomb County meeting regarding road funding options at the June 2022 meeting.

Armada Center Car Wash – 22920 Armada Center Rd

Required updates were submitted to planning with estimated total improvement cost. Sent to Engineer on 1/23/23.

Planning commission approved site plan contingent on minor updates at the January 2023 meeting. Special Land Use was granted contingent on site plan approval at the September 2022 meeting. Conditional rezoning was approved at the July 2022 meeting.

Larry's Parking Lot – (72727) North Ave

Waiting for updated site plan.

Planning commission approved site plan contingent on minor updates at the December 2022 meeting. Planner's finding and recommendations on the site plan were reviewed at the November 2022 meeting, and the commission discussed. Rezoning was approved at the September 2022 meeting. Site plan was submitted for review on September 22, 2022.

Henshaw Inc – 70710 Powell Rd

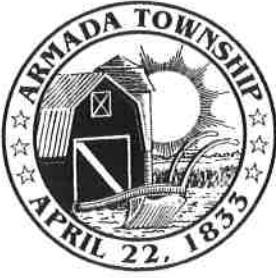
Waiting for updated site plan.

Planning commission approved site plan contingent on minor updates at the January 2023 meeting. Henshaw submitted a request for a setback variance hearing with the ZBA, which was held on November 18, 2022, and the variance was granted. Pre-planning meeting was held with the planner on Monday, September 19, 2022.

Trillium Farm Wedding Barn – 16191 32 Mile Rd

Applicant had a discussion with the Fire Marshal. as of November 17, 2022, she is working through the steps he recommended before submitting her site plan. No update.

Preplanning meeting was held in November 2021. Owner reached out to planning in October 2022 to restart project. Owner attended November 2022 meeting and was provided with guidance on next steps.



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BooBoo's Boneyard, LLC Dog Daycare and Boarding – 21500 Bordman Rd

Waiting for updated site plan and ZBA application

Planning commission approved site plan contingent on minor updates and ZBA approval at the January 2023 meeting. Application for Special Land Use and Site Plan Approval was submitted on November 3, for review at the December 2022 meeting. Due to township error, public hearing was published, but notification was not, so it was opened for Dec and left open for continuation on January 4.

Miller Farm – 71800 Romeo Plank

Applicant is reviewing options regarding barn addition.

Miller Farm submitted and received approval on a new site plan for a Farm Market at the September 2022 meeting. On December 15, 2022 Mr. Miller submitted an application for a building permit to add onto his barn. This addition was not on the approved site plan so he will need to come back before the commission. He was advised to update his site plan with any further updates he anticipates over the next year with a revised letter of intent before requesting the additional review.

Hidden River Estates – North-east Corner 33 Mile & Powell

Site plan submitted for Planner and Engineering review on January 12, 2023. Included in packets for February 2023 meeting.

COMMISSION PROJECTS

Zoning Ordinance Amendments

Small Scale Entertainment – Revised draft language provided in February 1 packets, to be submitted to township board for review and approval at their February 8 meeting.

Zoning District Table of Permitted Uses – Updated table presented at January 2023 meeting. Motion tabled to give commissioners time to review.

Second Home on a Property/Seasonal Workers Clause

Attorney replied to inquiry from planner, included in February 1 packets.

Master Plan

Master plan is being reviewed by township planner. Revised Proposed schedule and community demographics pages were presented at January 2023 meeting. Zoning map was updated for the annexation and other recent changes, still needs update.

- ✦ Modified dating to correspond to the period between last meeting and current meeting, i.e. this report is for the period between January 4 and February 1, so includes January activity.

Planning - Armada Twp

From: Christine Anderson <CAnderson@seibertanddloski.com>
Sent: Friday, January 20, 2023 2:44 PM
To: Laura Haw
Cc: Planning - Armada Twp
Subject: RE: Armada Township - Second Homes on Properties / Seasonal Farm Labor Housing

Good afternoon Laura,

Unfortunately, we have been unable to connect via phone. Therefore, below you will find my initial thoughts and concerns with respect to the proposed amendments to Section 2.38 under consideration by the Armada Township Planning Commission.

- The lack of definitions of active farm operation and bona fide farming operation.
- I recommend that rather than providing evidence of annual occupancy, a farming operation be required to provide documentation of occupancy upon request of the Township which request will not be made more than once annually.
- The requirement to demolish the housing, if such housing is not used for two consecutive growing seasons, will not likely withstand a challenge. Nonetheless, if such a requirement is to be included within the Zoning Ordinance, the reasoning and rationale for such a requirement and the rational relationship to a legitimate governmental interest must be set forth by the Planning Commission and contained within the meeting minutes of the Planning Commission record.

I am unclear as to the question the Planning Commission is posing with respect to Section 2.17. At your convenience, please call me to discuss.

I will be in the office all day Monday.

Sincerely,

Chris

Christine D. Anderson
Seibert and Dloski, PLLC
19500 Hall Road, Ste 101
Clinton Township, MI 48038
canderson@seibertanddloski.com
586.469.3800

From: Christine Anderson
Sent: Wednesday, January 11, 2023 5:02 PM
To: Laura Haw <LHaw@mcka.com>
Cc: Planning@armadatwp.org
Subject: RE: Armada Township - Second Homes on Properties / Seasonal Farm Labor Housing

Good afternoon Laura,

Unfortunately, we have not been able to connect via phone during the last week or so. At your convenience, please advise of a good time for me to call you to discuss this matter. I will be in Court tomorrow but in the office all day Friday and Monday as well as Wednesday morning. Thank you.

Chris

Christine D. Anderson
Seibert and Dloski, PLLC
19500 Hall Road, Ste 101
Clinton Township, MI 48038
canderson@seibertanddloski.com
586.469.3800

From: Christine Anderson
Sent: Wednesday, January 4, 2023 4:11 PM
To: Laura Haw <LHaw@mcka.com>
Subject: RE: Armada Township - Second Homes on Properties / Seasonal Farm Labor Housing

Happy New Year Laura! I am not sure what went haywire, but I did not receive your email of May 31, 2022. I will review and call you to discuss this week. Take care and talk to you soon.

Chris

Christine D. Anderson
Seibert and Dloski, PLLC
19500 Hall Road, Ste 101
Clinton Township, MI 48038
canderson@seibertanddloski.com
586.469.3800

From: Laura Haw <LHaw@mcka.com>
Sent: Wednesday, January 4, 2023 2:53 PM
To: Christine Anderson <CAnderson@seibertanddloski.com>
Cc: Planning@armadatwp.org
Subject: RE: Armada Township - Second Homes on Properties / Seasonal Farm Labor Housing

Good afternoon, Christine –

Happy New Year!

I'm just following up on this request regarding a second home on a property and seasonal farm labor and if the Township should make any adjustments to their zoning ordinance. If you could please send me an update in the next several weeks, I can share that information with the Planning Commission at their February 1, 2023 meeting.

Thanks!
Laura

Laura E. Haw, NCI

Senior Principal Planner

MCKENNA

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lhaw@mcka.com | mcka.com

FACEBOOK | LINKEDIN

From: Laura Haw

Sent: Tuesday, May 31, 2022 2:41 PM

To: Christine Anderson <CAnderson@seibertanddloski.com>

Subject: Armada Township - Second Homes on Properties / Seasonal Farm Labor Housing

Afternoon Christine,

Hope you had a relaxing holiday weekend!

The Planning Commission in Armada Township has been working on text amendments to their Zoning Ordinance – one of which they wish to clarify is the use of second homes on a lot and seasonal farm labor housing.

Currently, the zoning ordinance regulates Seasonal Farm Labor Housing in section 2.38. They are considering the following changes (in underline) as potential clarifications – open to your recommendations of course:

Section 2.38. SEASONAL FARM LABOR HOUSING.

It is the intent of this section to provide for the establishment of dwellings as part of an active farm operation. Such dwellings shall consist of seasonal / farm labor residences for migratory laborers and their family members and shall be reviewed and approved by the Planning Commission as a Special Land Use, subject to the following standards:

- A. Seasonal and farm labor housing shall be subject to the requirements of this Ordinance and all applicable County and State regulations. This includes living quarters for five (5) or more migratory laborers [on a property] engaged in agricultural activities must be inspected and licensed prior to occupancy by MDARD.
- B. Housing for seasonal and farm labor shall be considered accessory uses to a bona fide farming operation and shall be located on the same property as the principal use. It is the responsibility of the property owner to provide evidence of annual occupancy to the Township.
- C. Housing structures shall be setback a minimum of 100 feet from parcel lines and public roads.
- D. The minimum living area per unit shall be one hundred (100) square feet.
- E. Termination. If not used for two (2) growing seasons in a row, such housing must be demolished within six (6) months of the close of the second ground season, and the land graded and seeded. A growing season consists of the time between April 15th to November 15th.

Section 2.17 LOT LIMITATIONS, also limits the number of principal buildings on a lot of record in a residential subdivision. One question we have is: If it is a bona fide farming operation, can more than one residential building be constructed on the lot? If they say it will be used for seasonal farm labor?

In all residential subdivisions, only one (1) principal building shall be placed on a lot of record, with the exception of parcels of record described and designated as "outlots" which may be so arranged or subdivided as to provide

for one or more principal buildings when the land area allocated to each building is equal to, or greater than, the lot area required for the district and the building and land complies with all the other requirements of the district in which it is located; provided further, that no building shall be erected on land subdivided in violation of Act 288 Public Acts of the State of Michigan, 1967, as amended.

Can you please review the above language and the current zoning ordinance and share your recommendations? The Planning Commission has requested your opinion. Feel free to call if easier.

Thank you, Christine!

Laura

Laura E. Haw, AICP, NCI

Senior Principal Planner

MCKENNA

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FACEBOOK | LINKEDIN

ARTICLE VII ZONING DISTRICTS

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Section 7.00. DISTRICTS AND ZONING MAP.

For the purpose of this Ordinance, the Township of Armada is hereby divided into zones or districts as shown on the Official Zoning Map, which, together with all explanatory matter thereon, is hereby adopted and declared to be a part of this Ordinance.

SYMBOL	DISTRICT TITLE	ARTICLE WITH STANDARDS ^(A)
AGRICULTURAL / CONSERVATION DISTRICTS		
AG	Agricultural Preservation District	Article 8
SAA	Special Ancillary Agricultural Uses Overlay District	Article 8A
RESIDENTIAL DISTRICTS		
R1	Residential District	Article 9
RM	Moderate Density Residential District	Article 10
LL	Land Lease Development District	Article 11
COMMERCIAL / INDUSTRIAL DISTRICTS		
B-1	Business District	Article 12
B-2	General Business District	Article 13
M-1	Industrial District	Article 14
M-2	General Industrial District	Article 15

(A) Article with Standards: This is the article in which most of the use and developmental standards for that district are located. Other standards and provisions may be located throughout this Ordinance.

The Official Zoning Map shall be identified by the signature of the Supervisor, attested by the Township Clerk, under the following words: "This is to certify that this is the Official Zoning Map referred to in this Ordinance of the Township of Armada (include date of adoption)." If, in accordance with the provisions of this Ordinance, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be made on the Official Zoning Map after the amendment has been approved by the Township Board, together with an entry on the Official Zoning Map as follows: Amended (date) , Amendment No. () .

The Official Zoning Ordinance and Map are to be maintained and kept up-to-date. This Ordinance and Map shall be filed with the Township Clerk and shall be the official record as to the current zoning status of lands, buildings, and other structures in the Township.

Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways or alleys, shall be construed to follow such centerlines.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following the Township Limits shall be construed as following the Township Limits.
4. Boundaries indicated as approximately following the centerline of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines.
5. Boundaries indicated as parallel to, or extensions of, features noted in subsections 1. Through above shall be so construed.
6. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the Map.
7. Where physical or natural features existing on the ground are at variance with those shown on the Zoning Map, or in other circumstances not covered by subsections 1. through 6. above, the Board of Appeals shall interpret the district boundaries.

Section 7.01. USE TABLE.

RESIDENTIAL USES	AG	SAA	R1	RM	LL	B-1	B-2	M-1	M-2	USE STANDARDS
Bed and breakfast	S		S							Section 16.07
Convalescent / nursing home / hospice				S						Section 16.13
Day care center / nursery school	S			S		P	P			Section 16.14
Group day-care (7-12 children)	S		S	S						Section 16.21
Family day-care (1-6 children)	P		P	P						
Home based business	P		P	P						
Housing for the elderly / senior citizen housing				S						Section 16.23
Manufactured housing community					P					Section 11.02
Multiple-family dwelling				P						
Open space community	P		P							
Single-family dwelling	P		P	P						Section 2.22
Two-family dwelling			S	P						Section 16.34

PUBLIC / QUASI-PUBLIC LAND USES	AG	SAA	R1	RM	LL	B-1	B-2	M-1	M-2	USE STANDARDS
Cemetery	S		S							Section 16.10
Church	S		S	S		P	P			Section 16.11
College / university				S						Section 16.12
General hospital				S						Section 16.19
Private clubs, fraternal organizations, lodge halls, cultural centers, and union halls	S		S	S		P	P			Section 16.29
Private school	S			S						Section 16.11
Public school	P		P	P						
Public utility building	S		S	S		S	P	P	S	Section 16.30
Township municipal building / use	P		P	P			P			

P	Permitted Use
S	Special Land Use

COMMERCIAL USES	AG	SAA	R1	RM	LL	B-1	B-2	M-1	M-2	USE STANDARDS
Adult entertainment and businesses							S			Section 16.03
Airports / private airstrips	S							S	S	Section 16.04
Agri-business (value added farming operations)	P									
Banquet hall						S				Section 16.44
Car wash full-service / self-service							S			Section 16.16
Drive-thru						S	S			Section 16.15
Event hosting facility		S								Section 16.39
Farm	P	P	P	P		P	P	P		
Funeral home / mortuary						S	P			Section 16.17
Gasoline service station							S			Section 16.18
Growing, stripping, and removal of sod	P									
Keeping of horses, cows, or similar animals for riding, show or personal use	P									Section 8.01(G)
Manufacturing of food and beverage (including the distillation, fermentation, brewing, and related packaging of alcohol)		S								Section 16.41
Motel / hotel							S			
Motor vehicle sales (including farm equipment, house trailer, and travel trailer)							S			Section 16.09
Personal service establishment						P	P			
Professional and business office, bank, medical and dental office / clinic, etc.						P	P			
Raising of fur-bearing animals (including kennels)	S						S			Section 16.31
Raising / growing of plants, trees, shrubs, horticulture, and nursery stock	P									
Restaurant						S	P			
Retail business (in an enclosed building)						P	P			
Self-service laundry / dry-cleaning							P			
Service establishment of an office, showroom or workshop nature that requires a retail adjunct						P	P			
Special outdoor events		S								Section 16.40
Veterinary clinic (exclude outdoor runs and kennels)							P			
Year-round kitchen with seating areas / tasting rooms		S								Section 16.42
P Permitted Use										
S Special Land Use										

INDUSTRIAL USES	AG	SAA	R1	RM	LL	B-1	B-2	M-1 ¹	M-2	USE STANDARDS
Automobile heavy repair garage								S	S	Section 16.05
Automobile repair and service center (excludes paint / collision shops)							S	P	P	Section 16.06
Junkyard								S	S	Section 16.25
Landfill									S	Section 16.26
Manufacturing / compounding / assembling / improvement of articles or merchandise from previously prepared materials (ex: paper, textiles, wood, etc.)								P	P	
Manufacturing / compounding / assembling / treatment of products (ex: bakery goods, candy, toiletries, food products, hardware and cutlery)								P	P	
Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves, and similar								P	P	
Manufacturing of pottery, figurines, or similar ceramic products								P	P	
Manufacturing of musical instruments, toys, novelties, and metal, plastic or rubber stamps, or other small, molded products								P	P	
Mining and extraction		S								Section 16.26
Outdoor storage								S	S	Section 16.28
Self-storage facility							S			Section 16.32
Storage of flammable materials									S	Section 16.08
Various retail use								S	S	Section 16.35
Warehouse / wholesale (including storage and mini warehouses)								P	P	
Wireless communication tower							S	S	S	Section 16.36
Yard composting facility								S	S	Section 16.37

P	Permitted Use
S	Special Land Use

¹ Uses expressly prohibited in the M-1 District include used auto parts and used building materials.

RECREATIONAL USES

	AG	SAA	R1	RM	LL	B-1	B-2	M-1	M-2	USE STANDARDS
Golf course / ball field / athletic field	S		S	S						Section 16.20
Indoor recreation (bowling alleys, pool or billiard parlor or club, archery and tennis club, and similar establishments)							P			
Non-commercial recreation				S						Section 16.27
Outdoor recreational space for miniature golf courses, driving ranges, and similar type uses							S			
Physical fitness facility							P			
Shooting range / gun club	S									Section 16.11

OTHER LAND USE

	AG	SAA	R1	RM	LL	B-1	B-2	M-1	M-2	USE STANDARDS
County, state, or federal uses								P	P	
Small solar energy system	P		P	P	P	P	P	P	P	
Medium solar energy system	P		S			S	P	P	P	
Large solar energy system	S		S			S	S	P	P	

P

Permitted Use

S

Special Land Use

9 B

ARMADA TOWNSHIP
MACOMB COUNTY, MICHIGAN

ORDINANCE NO. _____

AMENDMENT OF THE ARMADA TOWNSHIP ZONING ORDINANCE

TITLE

AN ORDINANCE to amend Section 20.01: Definitions, to update the definition of Small Scale Entertainment, and to Section 8.01(B): Uses Permitted in the Agri-Business District, to provide minimum site requirements, and to repeal any and all Ordinances and/or Resolutions in conflict therewith.

THE TOWNSHIP BOARD OF THE TOWNSHIP OF ARMADA,
MACOMB COUNTY, MICHIGAN, ORDAINS:

SECTION 1. AMENDMENTS

Subsection 1.1. Article VIII (AG – Agricultural Preservation District), Section 8.01(B) (Uses Permitted in the Agri-Business District) shall have the following added thereto:

3. Minimum Site Requirements.
 - a. The ancillary uses above, may only be considered for farms or orchards with a minimum land area of 10 acres or more, unless otherwise stated above.
 - b. The ancillary uses above, when not completely enclosed in a permanent structure, must be setback a minimum of 100-feet from any property line.

Subsection 1.2. Article XX (Construction of Language and Definitions), Section 20.01 (Definitions) shall have the following definitions amended:

SMALL SCALE ENTERTAINMENT: A specified area or areas dedicated for the purpose of providing a family orientated entertainment which has a general, non-permanent seating capacity of not more than 200 persons, or the maximum occupancy of the space where the event is held, whichever is less. Small scale entertainment uses shall not be conducted for more than 3 consecutive hours or for more than 3 hours in any 4 hour span. No event shall be conducted between the hours of 11:00 PM and 8:00 AM.

SECTION 2. REPEAL OF CONFLICTING PROVISIONS

All resolutions, ordinances, or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 3. SEVERABILITY

If any section, paragraph, clause or provision of this Ordinance is for any reason held to be invalid or unconstitutional, the invalidity or unconstitutionality of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 4. PUBLICATION

A Notice of Ordinance Adoption setting forth the regulatory effect of the Ordinance Amendment or the text of the Ordinance Amendment shall be published in a newspaper of general circulation in the Township of Armada, within fifteen days after its adoption.

SECTION 5. EFFECTIVE DATE

This Ordinance Amendment shall take effect seven days after publication as set forth in Section 4.



10a

Davis Land Surveying & Engineering, Inc.

415 West Nepessing Street, Lapeer, MI 48446

ph. 810.667.6789 fax. 810.667.8980

email. info@davislandsurv.com

January 12, 2023

Cris Martin
Building/Planning
Armada Township
23121 East Main Street
Armada, MI 48005

RE: Hidden Rivers Estates- Letter of Intent

Ms. Martin:

VP Capital, LLC is proposing to development an approximately 27 acre tract of land in Section 30 of Armada Township for single family homes. The proposed development, known as Hidden River Estates, is located on the north side of 33 Mile Road, east of Powell Road. The property is bordered by Bruce Township on the west and the North Branch of the Clinton River on the north and east sides.

This tract of land has been approved for single family homes in the past. A private road, storm sewer, and utilities were previously installed. The development will utilize on-site wells and septic systems. No additional infrastructure improvements, other than fixing and/or improving the existing asphalt, are necessary for the project. The proposed residential development will closely follow the previously approved site-condominium and land division plan on the property. VP Capital, LLC is planning on constructing moderate to upscale single family homes on individual building sites. If you have any questions, please feel free to contact me.

Sincerely,

Corwin P. Mabery, PE
President



Armada Township

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

RECEIVED	
Date	JAN 12 2023
Application #	PCPR23-001
BY:	
Review fee	3820

Application for Site Plan Review/Special Land Use Approval

Site Plan ☒ Site Plan Administrative Review _____ Special Land Use _____

Applicant's name VP CAPITAL, LLC Address P.O. Box 353
City ARMADA State MI ZIP 48003 Phone 586-362-4000
Applicant email address EAGLEHOMES@LIVE.COM
Name of proposed development HIDDEN RIVER ESTATES
Proposed use RESIDENTIAL
Parcel number 50-13-02-30-300-026
Complete legal description _____ (use back or attach separately) ATTACHED
Existing zoning RM Size (in acres) ± 27 ACRES
Legal owner SAME AS APPLICANT
Legal owner contact information SAME AS APPLICANT
Site Plan Preparer DAVIS LAND SURVEYING AND ENGINEERING, INC.
If petitioner is not the owner, state basis for representative (i.e. attorney, representative, option-to-buy) _____

Twelve (12) paper copies of the Application, Review Checklist, Letter of Intent and Site Plan, and an electronic version of the site plan (thumb drive or emailed to planning@armadatwp.org) shall be submitted to the township by 12:00 p.m. (noon) by the second Thursday of the 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 ½ 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 Armada Township planning commission and/or employees of the building department to enter upon the described property 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 charged review fee, shall be paid by the applicant. All additional fees shall be paid prior to the issuance of any building permit.

Salvatore Pansera 1-12-23 SAME 1-12-23
Signature of applicant Date Signature of legal owner if not applicant Date

SALVATORE PANSERA SAME
Please print/type name here Please print/type name here

Exhibit "A"

A parcel of land in the Southwest 1/4 of Section 30, Town 5 North, Range 13 East, Armada Township, Macomb County, Michigan, described as: Beginning at the Southwest corner of Section 30; thence North 00 degrees 03 minutes 13 seconds East 1362.58 feet along the West line of Section 30 to a point on the centerline of the North Branch of the Clinton River; thence along said centerline the following (8) courses: South 85 degrees 44 minutes 53 seconds East 126.00 feet; thence North 82 degrees 14 minutes 57 seconds East 65.80 feet; thence South 66 degrees 34 minutes 48 seconds East 66.73 feet; thence South 54 degrees 08 minutes 54 seconds East 264.92 feet; thence South 66 degrees 18 minutes 59 seconds East 300.00 feet; thence South 84 degrees 31 minutes 51 seconds East 161.42 feet; thence North 63 degrees 04 minutes 49 seconds East 110.45 feet; thence South 70 degrees 00 minutes 06 seconds East 301.06 feet; thence South 00 degrees 54 minutes 00 seconds West 252.78 feet; thence South 25 degrees 39 minutes 30 seconds West 237.00 feet; thence South 25 degrees 40 minutes 44 seconds West 295.41 feet; thence North 88 degrees 48 minutes 15 seconds West 362.60 feet; thence South 00 degrees 22 minutes 03 seconds East 270.70 feet to a point on the South line of Section 30 and the centerline of 33 Mile Road; thence North 89 degrees 39 minutes 15 seconds West 110.64 feet along said line; thence North 00 degrees 20 minutes 23 seconds East 252.10 feet; thence along a curve concave to the Southwest of radius 200.00 feet, central angle of 8 degrees 59 minutes 56 seconds, whose chord bears North 45 degrees 11 minutes 06 seconds West 31.38 feet, an arc distance of 31.41 feet; thence North 49 degrees 41 minutes 02 seconds West 24.19 feet; thence along a curve concave to the South of radius 14.00 feet, central angle of 40 degrees 07 minutes 15 seconds whose chord bears North 69 degrees 44 minutes 39 seconds West 9.60 feet, an arc distance of 9.80 feet; thence North 89 degrees 48 minutes 17 seconds West 157.28 feet; thence along a curve concave to the South of radius 100.00 feet, a central angle of 36 degrees 39 minutes 33 seconds, whose chord bears South 72 degrees 21 minutes 57 seconds West 61.24 feet, an arc distance of 62.24 feet; thence along a curve concave to the North of radius 60.00 feet, a central angle of 63 degrees 31 minutes 25 seconds, whose chord bears South 86 degrees 17 minutes 53 seconds West 63.17 feet, an arc distance of 66.52 feet; thence South 28 degrees 00 minutes 35 seconds West 74.58 feet; thence South 00 degrees 20 minutes 35 seconds West 203.06 feet to a point on the South line of Section 30 and the centerline of 33 Mile Road; thence North 89 degrees 39 minutes 15 seconds West 215.74 feet to the point of beginning.



Armada Township

Planning and Zoning
23121 E. Main Street, P.O. Box 578
Armada, Michigan 48005

Site Plan Review Checklist

Project Name: _____

As required by **Section 4.02: Submission Requirements** of the Zoning Ordinance No. 114, a required site plan shall include the entire site under the control or ownership of the applicant with all areas proposed for improvement shown. Unplanned areas of the site shall also be shown.

All site plans submitted for consideration shall include the following information.

If one of the following categories is not applicable, provide details in the "Notes" column below.

	Provided	Notes
General Site Data		
a. The site plan shall be prepared by and carry the seal and signature of the registered architect, landscape architect, community planner, land surveyor or professional engineer who prepared it, and shall consist of one or more sheets necessary to adequately provide the required data.	<input checked="" type="checkbox"/>	
b. The dimensions of all improvements and yards shall be labeled in a manner that clearly indicates the plan's compliance with the applicable Zoning Ordinance standards and requirements.	<input checked="" type="checkbox"/>	
c. Northpoint. Scale should customarily be provided at 1" = 20' or 1" = 30'. For largescale development, 1" = 50' or 1" = 100' may be acceptable, provided all important typical areas and Ordinance requirements are thoroughly detailed in clearly recognizable form and presented at the customary scale.	<input checked="" type="checkbox"/>	
d. Complete legal description.	<input checked="" type="checkbox"/>	
e. Size of the site expressed in acres.	<input checked="" type="checkbox"/>	
f. A legible location map (4 inches = 1 mile) showing major roads, nearby cross- streets and property lines, where necessary.	<input checked="" type="checkbox"/>	
g. Zoning of site and all surrounding property.	<input checked="" type="checkbox"/>	
h. Proposed address, if available.	<input type="checkbox"/>	NA
i. Location of existing structures and improvements onsite (indicate if any such structure or improvement is to be removed).	<input checked="" type="checkbox"/>	
j. Location of proposed structures and improvements.	<input checked="" type="checkbox"/>	

	Provided	Notes
k. Yards/setbacks and critical dimensions between buildings and other site improvements.	<input checked="" type="checkbox"/>	
l. Existing improvements (buildings, parking, driveways, sidewalks, signs, fences, walks etc.) within two hundred (200) feet of all property lines.	<input checked="" type="checkbox"/>	AERIAL IMAGE
m. Topography at two (2) foot contours (existing and proposed), if site drainage is affected. All grades shall be provided using USGS Datum.	<input type="checkbox"/>	
n. Recorded easements.	<input type="checkbox"/>	
Building Plans		
a. All architectural building elevations (front, sides and rear).	<input type="checkbox"/>	NA
b. Type of surface material and design of all exterior surfaces.	<input type="checkbox"/>	NA
c. Dimensioned floor plans.	<input type="checkbox"/>	NA
Access, Parking and Circulation		
a. Existing and proposed rights-of-way for all abutting roads.	<input checked="" type="checkbox"/>	
b. Location and dimensions of all driveways and street approaches.	<input checked="" type="checkbox"/>	
c. Indicate the type of surface (paving).	<input checked="" type="checkbox"/>	
d. Parking spaces (location, number, dimensions, aisle dimensions, and surface material).	<input type="checkbox"/>	NA
e. Site circulation pattern (direction of pedestrian and vehicular traffic flow if one-way or not obvious from the arrangement).	<input checked="" type="checkbox"/>	
Environmental Features		
a. Complete landscaping plan, including ground cover and the location, number, type and size of all proposed plantings.	<input type="checkbox"/>	NA
b. Indications of trees and shrubs shall only be used on the site plan where trees and shrubs exist, or where such vegetation will be planted prior to occupancy.	<input type="checkbox"/>	NA

	Provided	Notes
c. Whenever a tree or group of trees of six (6) inch caliper or greater is to be removed as part of the planned improvements, its or their location shall be shown on the site plan in dotted outline and noted "to be removed."	<input checked="" type="checkbox"/>	NO TREE REMOVALS
d. Greenbelts, walls and/or berm details (provide at least one cross-section for each type used.).	<input type="checkbox"/>	NA
e. Treatment of all undeveloped areas (such as seeded, sodded, plantings, maintenance or other).	<input type="checkbox"/>	NA - COMPLETE
f. Trash receptacles and method of screening.	<input type="checkbox"/>	NA
g. Site lighting details (location, height, type, intensity and shielding).	<input type="checkbox"/>	NA
h. All signage to be located on site (including location, size, height, area of sign surface, and illumination).	<input type="checkbox"/>	NA
i. Location and extent of wetland areas or floodplains (if applicable).	<input checked="" type="checkbox"/>	
Other Information		
a. Location of all site utilities, including well or septic system.	<input checked="" type="checkbox"/>	
b. Site drainage characteristics and improvements.	<input checked="" type="checkbox"/>	AS-BUILT
c. Park or recreation areas (show boundary and size in square feet).	<input type="checkbox"/>	NA
d. Fences, screen wall or similar structure (location and details).	<input type="checkbox"/>	NA
e. Statistical data shall be furnished, including: number of dwelling units; size of dwelling units (i.e., 1-bedroom, 2-bedrooms and 3-bedrooms), if any; and the total net acreage involved. (In the case of mobile home parks, the size and location of each mobile home site shall be shown).	<input type="checkbox"/>	NA
f. Where large equipment or machinery is to be installed as part of the development, the location, type, horsepower, fuel, dimensions and other data of all such equipment and/or machinery shall be indicated.	<input type="checkbox"/>	NA
g. Location of storage, use and disposal areas, if any, for hazardous substances and evidence of approval by the applicable federal, state or local review agency.	<input type="checkbox"/>	NA
h. List of hazardous substances used, stored or generated at the proposed facility.	<input type="checkbox"/>	NA

[illegible]

SITE NOTES

OWNER: WILLIAMSON, JAMES
ADDRESS: 10000 PLYMOUTH RD. BOX 133000
CITY: WILLOW SPRING, MISSOURI
PROPERTY NO.: 30-13-300-000
TAXED PROPERTY AREA: 227.01 acres

Front Sideslot: 30 ft.
Rear Sideslot: 40 ft.
Side Sideslot: 12 ft.
Min. Frontage: 100 ft.
Min. Lot Size: 12,000 sq. ft. (Note: wind tower)
1.0 acre (Net use: 30%)

10000 PLYMOUTH RD. 100 Year Flood Plain is located along the North Branch of the Clinton River. Approx. Location is shown.

WILLOW SPRING, MISSOURI Regulated wetlands are located adjacent to the

PROPOSED SITE - CONVICTION (±15.000 000000)

NOTE: THE PANELS, CURS AND GUTTER AND STORM SLUICE ARE ALL CORRODED AND REPAIRED ALL SHEETS

A. THE CONNECTION TO 33 MILE ROAD HAS BEEN APPROVED BY THE ROAD COMMISSIONER.

THE ROAD AS SHOWN IS PROPOSED TO BE A PRIVATE ROAD MAINTAINED AND OPERATED BY THE HIDDEN RIVERS ESTATES ASSOCIATION.

5. HIDDEN RIVERS ESTATES IS PROPOSED TO INCLUDE A SITE-CONSUMPTION DEVELOPMENT I AND TRADITIONAL LAND DIVISION PARCELS

5. THE BUILDING SETBACKS SHOWN ARE BASED ON R-1 ZONING. MIN: 30' FRONT, 30' SIDE, 30' REAR. MEAN: 60', SIDE: 15'

CONSTRUCTION NOTES:

ALL CONSTRUCTION MUST MEET ARIZONA TOWNSHIP AND MARICOPA COUNTY SPECIFICATIONS.

FIRE DEPARTMENT NOTES
BUILDING ADDRESS NUMBERS SHALL BE A MINIMUM 8" IN HEIGHT AND CLEARLY
VISIBLE FROM THE STREET

NO.	DESCRIPTION
1	SITE PLAN
2	UTILITY PLAN
3	AERIAL IMAGE

Know what's better.

SHS 1013

Know what's better.

HIDDEN RIVER ESTATES



- UTILITY NOTES:
1. ALL STORM SEWER IS INSTALLED
 2. ALL RESIDENTIAL BUILDING SITES SHALL BE SERVICED BY ON-SITE SEWAGE SYSTEMS
 3. ALL RESIDENTIAL BUILDING SITES SHALL BE SERVICED BY POTENTIAL WELLS

PREPARED BY:
DAVIS LAND SURVEYING & ENGINEERING, P.C.
415 W. NECESSING STREET
LAPORTE, MICHIGAN 48446
PHONE: (610) 667-6789
FAX: (610) 667-8980

PREPARED FOR:
HIDDEN RIVERS ESTATE
UTILITY PLAN
SW 1/4, SECTION 30, T5N-R13E
ARMADA TWP., MACOMB COUNTY, MI



Sheet No. 2 of 3
Date: 07/15/15

DETENTION POND AS-BUILT VOLUME		
ELEVATION	AREA (SQ. FEET)	DEPTH (FEET)
741.58'	2558	3.56
741.58'	2558	12.818
NOTE: DESIGN STORAGE VOLUME = 6,200 C.F.		



DETENTION POND AS-BUILT VOLUME		
ELEVATION	AREA (SQ. FEET)	DEPTH (FEET)
748'	4,528	4.19
752.81'	1,360	4.19
752.81'	1,360	44.710
NOTE: DESIGN STORAGE VOLUME = 38,510 C.F.		

- ADDITIONAL NOTES:
1. ALL STORM SEWER IS INSTALLED
 2. ALL RESIDENTIAL BUILDING SITES SHALL BE SERVICED BY ON-SITE SEWAGE SYSTEMS
 3. ALL RESIDENTIAL BUILDING SITES SHALL BE SERVICED BY POTENTIAL WELLS
 4. ALL UTILITIES ARE SHOWN AS-BUILT
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HIDDEN RIVER ESTATES



SHEET 3 of 3
DATE: 2/25/05

PREPARED FOR:
HIDDEN RIVERS ESTATE
AERIAL IMAGE
SW 1/4, SECTION 30, T5N-R13E
ARMADA TWP, MACOMB COUNTY, MI

PREPARED BY:
DAVIS LAND SURVEYING & ENGINEERING, P.C.
415 W. NEPESING STREET
LAPPEL, MICHIGAN 48446
PHONE: (810) 667-6785
FAX: (810) 667-8980

DATE: 02/25/05	BY: [Signature]
CHECKED: [Signature]	DATE: 02/25/05
SCALE: 1" = 100'	
PROJECT: SW 1/4 DWE	



January 25, 2023

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

Subject: Site Plan Request – Hidden River Estates
Location: Parcel ID#: 13-02-30-300-026
Current Zoning: RM, Moderate Density Residential District
Review No: Written Review #1

Dear Commissioners,

We have reviewed the application for a single-family residential development on 27.01 acres of land, located in the northeast corner at the intersection of 33 Mile and Powell Roads (pictured below). A previous plan for a site-condominium was approved in 2018 by the Township but subsequently lapsed and the application was voided. The applicant has since resubmitted a new plan which proposes a total of 8 residential lots (units) and 5 residential parcels, all located the along the existing paved Hidden River Drive and Blue Heron Road.





Site Plan Review

Per section 4.01: Planning Standards, the following three standards must be met when evaluating a site plan:

#1: VEHICULAR ACCESS AND CIRCULATION

Standards: *The location and design of driveways providing vehicular access to the site shall be arranged to promote the safety and convenience of vehicles and pedestrians and to provide access in a manner that promotes proper internal circulation. The Planning Commission shall require public streets adjacent or through a proposed development, when it is necessary for the public health, safety, and welfare, and/or provide continuity to the public road system. In those instances where the Planning Commission determines that there are an excessive number of curb-cuts in relation to abutting public roads, thereby diminishing the capacity of the road or creating excessive points of conflict, a reduction in the number of driveways shall be required.*

Findings:

- **Access.** Access to the site will remain from 33 Mile Road and consists of the improved private roads of Hidden River Drive and Blue Heron Drive.
- **Parking.** Parking for each single-family home will be provided on each lot (unit).

#2: RELATIONSHIP TO SURROUNDING PROPERTY

Standards: *All site development features shall be arranged to minimize the potential for negatively impacting surrounding property. In making this determination, the Planning Commission shall review the plan for negative conditions such as, but not limited to:*

- *Channeling excessive traffic onto local residential streets.*
- *The lack of adequate screening of parking or service areas.*
- *The impediments to the access of emergency vehicles.*
- *Channeling excessive traffic onto local residential streets.*
- *The lack of adequate screening of parking or service areas.*
- *The impediments to the access of emergency vehicles.*

Findings:

- **Use.** Per section 10.01: Uses Permitted in the RM District, Single-Family Dwellings are a permitted use. As a site condominium, it is recommended that the applicant provide any additional information on common areas and what amenities might be offered on the site, such as dedicated open space, pathways along the Clinton River, etc.
- **Dimensional Standards.** Dimensional standards of the RM District (section 10.03: Area, Height and Requirements) are detailed in the table on the following page, several revisions are necessary:



Dimensional Standard	Requirement	Proposed	Notes
Min. Lot Size	12,000 square feet	1.00 acre or greater	Complies.
Min. Lot Width	100-feet	101.5-feet or greater	Complies. <i>While the frontage for Parcel A is greater than 100-feet, it must be labeled on Sheet 1.</i>
Min. Front Yard Setback	30-feet	30-feet or greater	<i>Must be revised; the site plan follows the R-1, Residential District setbacks, which are greater. Ex: front yard setback is 80-feet from the centerline.</i>
Min. Side Yard Setback	15-feet	15-feet or greater	
Min. Rear Yard Setback	40-feet	40-feet or greater	
Perimeter Property Setbacks	No building can be closer than 50-feet to any property line	>50-feet	Complies.
Max. Building Height	2-stories; 35-feet	n/a	Must comply with building permits when construction plans are submitted.

- **Fencing / Lighting.** No fencing or lighting is proposed.
- **Entry Way Feature.** The enhancement of entry ways is specifically detailed in section 2.37, where it is contemplated that all subdivisions, site condominiums, and private roadways would be demarked with decorative entry structures. No details have been provided by the applicant.
- **Building Design.** Building permits will be required for all one-family residential dwellings and must comply with the design standards of section 2.22 at such time.
- **Master Deed.** A Master Deed and a copy of all restrictive covenants to be applied to the project must be provided for review to the Township.

#3: RELATIONSHIP TO NATURAL FEATURES

Standard: All buildings, driveways, parking lots and site improvements shall be designed to be compatible with the physical characteristics of the site, including, but not limited to, woodlands, wetlands, slopes, floodplains and soil suitability. The proposed development shall not have an adverse impact on the natural environment of the site or the surrounding area.

Findings:

- **Stormwater / Drainage.** The Engineering Report (dated January 20, 2023) contains information regarding the pre-treatment and detention, and any further Macomb County permits.
- **Landscaping.** As a site condominium, the addition of landscaping (such as street trees or entrance plantings) to create a traditional neighborhood environment is recommended, especially within the common areas. details have been provided by the applicant.



Recommendation

As a single-family condominium development, a copy of the Master Deed and all restrictive covenants to be applied to the project must be provided to the Township for review. There are also minor outstanding site plan items (identified with underlined text above) that must be resolved. Based on these items, final is not recommended at this time; it is recommended that the Commission table this project until revised plans / documents are provided.

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

Respectfully submitted,

McKENNA

Laura E. Haw, AICP, NCI
Senior Principal Planner

January 20, 2023

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

Re: Hidden River Estates - Site Plan Review
SDA Review No. AR23-101

Dear Commission Members:

We have received the site plan submittal for the above referenced project prepared by Davis Land Surveying & Engineering, P.C. dated January 12, 2023 and received by our office on January 13, 2023. 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 north side of 33 Mile Rd and east of Powell Road. It is noted as 27.01 acres total area. The site is currently occupied by two existing 60' wide private roads, Hidden River Drive and Blue Heron Road. The application for site plan review is submitted to allow for the construction of a site-condominium development and traditional land division parcels.

1. Provide topographic survey indicating all existing topography consisting of existing grade to a minimum of 100' beyond the site's property lines.
2. Provide a location or vicinity map showing the site location in relationship to streets, major thoroughfares, drainage courses or bodies of water, etc.
3. Record plans show the Blue Heron Lane as 60' wide. Revise plans show this existing private road.
4. Existing detention pond located on Parcel A is shown to be located within the 33 Mile Road ROW. A 60' wide ROW dedication will be required for the proposed site.
5. The existing site is located within floodplain and wetlands areas. The current plans indicate that these areas will not be impacted and disturbed. EGLE Permits will be required if there is any proposed work within these areas. Provide wetland boundary in the proposed plans.
6. In the case of a site condominium a Master Deed will be required. The Master Deed shall state that the Condominium Association assumes ownership of the facility and is responsible for its operation and maintenance. The Developer shall execute an Operation and Maintenance Agreement to reimburse the Township for any expenses incurred for operation and maintenance of said facility due to lack of action by the subject Condominium Association. The Developer shall also dedicate all easements necessary for the operation and maintenance of the entire facility including access driveways.
7. At the engineering stage, please provide a grading plan.

B. Water Main

The plans indicate that all residential building sites shall be serviced by individual wells. Proposed wells shall be approved by the Macomb County Health Department or other applicable authorities. The Armada Township Fire Department shall be consulted regarding hydrant requirements.

C. Sanitary Sewer

The plans indicate that all residential building sites shall be serviced by on-site septic systems. Macomb County Health Department should be contacted to ensure that the proposed systems are adequately constructed to accommodate a full operation of each of the residential building sites.

D. Storm Drainage

Storm water runoff is to be captured via catch basins along the existing private roads and drain to the existing detention ponds, one located in Unit 6 and the other in Parcel A. The detention ponds outlet into ditches near the North Branch Clinton River.

At the engineering stage, please provide additional clarification and records that the existing detention ponds and storm sewer pipes were designed to accommodate the proposed development. Also, heavy maintenance and inspection may be required to verify the condition of the existing storm water system including all pipes, structures and detention ponds.

Coordination with Macomb County will be needed to confirm that the existing storm water system meets the current standards and to confirm if storm water pre-treatment on site will be required or if it is waived by the County; please provide correspondence in writing.

1. There shall be no change of the existing drainage patterns that were designed in the original development, any changes made shall be noted on the plans.
2. Provide records of private easements for storm water drainage and detention.
3. Offsite surface runoff shall not be trapped along the development perimeter. If the existing runoff from adjacent properties passes onto the proposed site, the existing storm sewer system must be sized to accommodate.
4. On-site drainage must be captured within the proposed development via the storm sewer network and will not be allowed to drain overland to adjacent properties.
5. All buildings having foundation drains shall direct the flow of drainage water from such foundation drains into an enclosed conveyance pipe or drain having adequate soil erosion control devices. No building permit for any building having a basement shall be issued unless the plans for such building indicate a building service sewer (drainage water) with drainage to a storm sewer or storm drain. Additional storm sewer will be required in the construction plans to serve all proposed units and parcels.
6. Drainage water run-off from building roofs shall be piped to a point 10 feet away from the outside walls of any building.

E. Paving

The proposed condos and parcels are accessed by a driveway off the north side of 33 Mile Road. The proposed plans include 7 condo units and 4 land parcels. The plans indicate that existing roads, curb and gutter were all previously constructed. Identify on the plans the type of existing pavement and curb and gutter.

1. Provide records of private easement for a gravel road (emergency vehicle circulation). Current emergency access road shall meet the current Armada Township Standards for emergency circulation vehicles.
2. Driveways shall be a minimum of four inches thick. However, where loads heavier than standard automobile loads are anticipated, the minimum thickness should be six inches.
3. All proposed paving shall include the current Armada Township Paving Details.
4. A permit from Macomb County Roads will be required if there is any proposed work within the 33 Mile Road ROW.
5. At engineering stage, any asphalt pavement areas that need removal and replacement as determined by the engineer shall be removed and the remaining base material shall be proof rolled to verify whether further repairs are necessary.
 - a) Unless otherwise specified in the Township's current Zoning Ordinance, paving for all streets, whether public or private, shall conform to the specifications of the Macomb County Road Commission or the Township specifications.

Permits Required

Based on the improvements depicted on the plans, the following permits may 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.

Armada Township:

1. Master Deed (for site condominium)

Macomb County:

1. Macomb County Public Works Office (MCPWO) approval or waiver.
2. Macomb County Department of Roads (MCDR) plan review and approval for work within the 33 Mile Road Right-of-Way, if applicable.
3. Macomb County Health Department Approval (for Septic Systems and Wells).
4. 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. NPDES Notice of Coverage Documentation, if required.
2. EGLE Permit for any proposed work in 100-year flood plain, if applicable.
3. A Letter of Map Revision must be requested through Federal Emergency Management Agency (FEMA) for the Flood Insurance Rate Map (FIRM) where portions of 100-year floodplain limit is proposed to be relocated, if applicable.
4. EGLE Permit for all proposed work within the state-regulated wetlands, if applicable.

Please be aware that additional comments may arise with the submittal of the requested revisions and/or additional information. Existing detention basins may require reconfiguration if required by



Macomb County Drain Commission. The Armada Planning Commission may require reapproval if this results in any plan reconfigurations.

RECOMMENDATION

We recommend approval of the Site Plan, conditional upon all of the above comments being addressed to the satisfaction of the Planning Commission. Final engineering approval is not recommended at this time. Before final engineering can be granted, the final alignments of all proposed utilities must be approved by the Township along with any necessary easements.

The 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.

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)



PLANNING COMMISSION 2022 ANNUAL PLANNING REPORT TO THE TOWNSHIP BOARD

ARMADA TOWNSHIP, MICHIGAN

Introduction and Purpose

As required per the Michigan Planning Enabling Act (MPEA) Act 33 of 2008, as amended, the Planning Commission must submit a report of its yearly activities:

"A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

In addition to fulfilling this requirement, the Annual Report increases information-sharing between staff, commissions and the Board of Trustees, and allows for the anticipation of upcoming priorities. The Planning Commission's Annual Report is intended to serve as a planning document that outlines the past year and is a communication tool to share recent achievements and plans for future community goals.

Meetings

The Armada Township Planning Commission met six times in 2022. This complies with the requirement of the MPEA, which requires a minimum of four meetings annually.

The public is welcome to attend all Planning Commission meetings and 'public comment' is an agenda item at every meeting.

- April 6, 2022
- June 1, 2022
- July 6, 2022
- September 7, 2022
- November 2, 2022
- December 7, 2022

Membership

The Planning Commission is comprised of seven members who offer a range of backgrounds and expertise for the community. We thank the Commission for their time commitment and hard work:

- D.J. Kehrig, Chair
- Beth Abercrombie, Vice-Chair
- Joe Jabara, Secretary
- Sara Murray, Board of Trustee Liaison
- Randy Finlay
- Maureen Finn
- Norm Wieske (Jan. – Nov., 2022)
- Stephen Arnold (Dec. 2022)

Additionally, Christine White served as the Planning and Zoning Administrator until July 2022. Christine was instrumental with assisting applicants in navigating the site review process. Cris Martin began serving as the new Planning and Zoning Administrator in November 2022 and attends and prepares the minutes for all Commission meetings, as well as coordinating and preparing all meeting packets and reviews.

Prepared with the assistance of

2022 IN REVIEW

The table below outlines the various development reviews (site plan, special land use, map amendments, etc.) that were considered by the Township in 2022.

Date	Project Type	Location / Project Name	Description	Status
June 1	Site Plan	Township Park on North Avenue	Request for installation of six (6) new light poles at the Township Park. Approved with the following conditions: the six new light poles will have a maximum height of fifty (50) feet for the Township Park east ball field, a visor will be added to the light fixtures to maintain a .25-foot candle at the property boundary line, and as-built plans will be supplied to the Building Department upon completion of the project.	Approved
July 6	Conditional Rezoning (Map Amendment)	22920 Armada Center Road / Armada Center Car Wash	Request for a conditional rezoning from B-1, Business District, to the B-2, General Business District was recommend for approval to the Township Board, on the basis that the agreement limits the type of future commercial uses on the subject site, that the request aligns with the 2015 Master Plan Future Land Use Map, and that the conditional rezoning does not eliminate the requirement for special land use approval for the self-service car wash facility and full site plan review.	Rec. to Board for Approval
Sept. 7	Special Land Use	22920 Armada Center Road / Armada Center Car Wash	Approval recommended to the Township Board, based upon compliance with the special land use criteria and the use standards of section 16.01, and contingent on site plan approval.	Rec. to Board for Approval
Sept. 7	Site Plan	71800 Romeo Plank Road / Miller Farms	Motion to approve a farmers market establishment at an existing farm in the R-1, Residential District for the sale of fruits and vegetables, pumpkins in the fall, and Christmas trees in the winter.	Approved
Sept. 7	Rezoning (Map Amendment)	72727 North Avenue / Larry's Towing	The Commission recommended approval for the proposed rezoning from the R-1, Residential District to the B-1, Business District 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.	Rec. to Board for Approval
Nov. 2	Site Plan	72727 North Avenue / Larry's Towing	Request for a new gravel parking lot for the storage of vehicles. Recommended for approval to the Township Board contingent on revised site plan being submitted showing 25-foot front yard setback, additional landscaping south of the driveway, and a description of the 6-foot metal or wood screening fence in earth tone colors on three sides.	Approved
Dec. 7	Special Land Use	21500 Bordman Road / BooBoo's Boneyard, LLC	Request for a dog care facility with overnight boarding. Concerns regarding dimensional standards, noise, traffic, and signage were made by citizens at the public hearing and this matter was tabled until the January 4, 2023 Commission meeting.	Tabled





2022 IN REVIEW

Zoning Ordinance Text Amendments

The Planning Commission considered several text amendments to the zoning code, including:

1. **Shipping Containers - Adopted.** Consideration of provisions to permit shipping containers as accessory structures within one-family residential districts was discussed at several meetings throughout 2022. An amendment to section 2.03 was ultimately recommended to the Township Board to update shipping containers definition and provide additional use standards including regulations on advertising, signage, and exterior finishing materials in the One-Family Residential District. Shipping container shall be included in the total number of accessory buildings and square footage permitted for accessory buildings for a property, shall not be used for advertising (including signage or writing), shall be painted in a uniform, natural earth tone, and shall be placed on a base of crushed concrete, stone, or similar material.
2. **Size Limitations of Attached Garages - Adopted.** Recommendation to the Township Board to amend section 2.03 to clarify the allowable size of attached garages in the One-Family Residential District. Where the accessory building is structurally attached to the principal building, it shall conform to all regulations applicable to the principal building and shall be considered a garage, not an accessory building. The maximum size for attached residential garages shall not exceed the first-floor area of the dwelling unit.
3. **Zoning Districts Table of Permitted Uses – On-Going Revisions.** This addition streamlines and makes the ordinance more user friendly with the addition of a use table in Article 7. A public hearing was held on the use table and minor revisions will be considered in 2023 before recommending the use table to the Township Board for approval.
4. **Small Scale Entertainment – On-Going Revisions.** Recommendation to the Township Board to amend section 8.01(B) to provide an updated definition for small scale entertainment and add minimum site requirements in the Agri-Business District. Small scale entertainment will not have an occupancy exceeding two hundred (200) people and shall not be conducted for more than three (3) consecutive hours or more than three (3) hours in and twelve (12) hour span. Further, no event shall be conducted between the hours of 11:00PM and 8:00AM. Ancillary uses may only be considered farms or orchard with a minimum land area of ten (10) acres or more, and if the ancillary use is not completely enclosed in a permanent structure, there must be a setback of 100-feet from any property line. This amendment was rescinded back to the Planning Commission for further review: this discussion will continue in 2023.
5. **Zoning Map Updates.** McKenna updated the Zoning Map to incorporate two recent rezonings and the annexation of ±70 acres of industrial land to the Village of Romeo.



SUMMARY: 2022 AGENDA ITEMS BY MONTH

JANUARY - MARCH

Canceled.

APRIL

The Commission reviewed and adopted the 2022 regular meeting dates, as well as the 2021 annual report and moved to present the amended report to the Township Board. Kehrig was elected for Chair, Abercrombie was elected for Vice-Chair, and Jabara was elected for Secretary.

The Commission discussed ordinance amendments for second homes on property; seasonal worker clause, limit size of attachment on garages, shipping containers, and the administrative review-fence conflict. These amendments were tabled for further review.

MAY

Canceled.

JUNE

Chair Kehrig presented on a county meeting regarding road funding options for Blake Farms he attended, as well as a seminar on defensive decisions regarding ordinances.

The Commission discussed a conditional re-zoning request from Armada Center Car Wash from B-1 to B-2 and moved to set a public hearing for this conditional re-zoning request on July 6. The Commission also discussed a site plan for new Township Park lighting and moved to approve the new lighting fixtures, with conditions.

The Commission further discussed secondary homes on property; seasonal worked clause, administrative review-fence conflict, shipping containers, small scale entertainment, and garage size limitation zoning ordinance amendments. To improve zoning ordinance user friendliness, a table of permitted uses will be created.

JULY

A public hearing was held regarding the conditional re-zoning of the Armada Center Car Wash from B-1 to B-2 to accommodate a proposed automatic car wash bay addition. The Commission moved to recommend approval to the Township Board for the conditional re-zoning.

The Commission discussed Master Plan updates and furthered the discussion regarding permitted use table addition, as well as the secondary homes on property; seasonal worked clause, administrative review-fence conflict, shipping containers, small scale entertainment, and garage size limitation zoning ordinance amendments.

Chair Kehrig thanked Christine White for her many years of service.

AUGUST

Canceled.

SEPTEMBER

A public hearing was held regarding a special land use for the Armada Center Car Wash and a re-zoning for Larry's Towing proposed parking lot.

Liaison Murray and Supervisor Paterek announced they would be attending a meeting on the Right to Farm Act in October.

The Commission recommended approval for the Armada Center Car Wash, as well as approval for the re-zoning of Larry's Towing from R-1, Residential to B-1, Business. The Commission also approved the site plan for the farm market at Miller Farms.

OCTOBER

Canceled.

NOVEMBER

The Commission discussed the proposed seasonal wedding barn for Trillium Farms, and the next steps Trillium Farms would need to take according to Township protocol. The Commission also discussed an upcoming ZBA meeting and potentially reviewing required industrial setbacks, as these requests have been occurring frequently. Liaison Murray reported to the Commission on the October Right to Farm Act seminar.

The Planning Commission also reviewed the site plan for Larry's Towing and tabled the site plan. The discussion on Master Plan was furthered, and a motion was passed to hold a public hearing on December 7, 2022, to review proposed ordinance amendments.

DECEMBER

A public hearing was held to discuss a special land use for BooBoo's Boneyard, LLC and was tabled until January 4, 2023. A public hearing was also held to discuss text amendments to the Zoning Ordinance #114.

The Commission tabled the special land use for BooBoo's Boneyard, LLC. The Zoning Ordinance text amendments regarding shipping containers, small scale entertainment, and size limitations on attached garages were discussed and recommended for approval. The Use Table was tabled until January 4, 2023.

The site plan for Larry's Towing parking lot was approved with conditions. The Commission also reviewed the administrative review application process and updated the site plan application and fee schedule.





LOOKING AHEAD: PLANNING AND ZONING IN 2023

The Planning Commission is largely responsible for the long-range planning projects and programs of the Township. The following projects, plans, and studies are recommended for the Planning Commission's work plan throughout 2023 to continue to building on the community's character and promote a viable business environment and high-quality of life.

Modernization of the Zoning Code

In 2023, the Planning Commission intends to continue their review of the Zoning Ordinance and recommend text amendments to improve/clarify the code. The following text amendments can better position the Township for quality development and continue to foster a unique sense of place:

- Revise *Article 6: Off-Street Parking* to right-size the Township's parking minimums to reflect the current demand for parking, and incorporate emerging parking needs (pick-up spaces, snow storage space, shared parking, etc.).
- Revise *Article 5, Site Development and Environmental Standards*, including a review of landscape requirements.
- Review the B-1, and B-2 Business Districts and consider updates to sections that would encourage development, such as maximum building heights, right-sizing parking, range of uses, etc.
- Review the M-1, and M-2 Industrial Districts to consider updates to the maximum building height and setback requirements, as well as to review for new up-and-coming uses.
- Consider the development for a summary dimensional standards chart (similar to the use table) to provide an "at a glance" summary of all the dimensional standards in each zoning district.
- Review the requirements for multiple-family housing, including senior living, to encourage new developments that allow for opportunities to age-in-place.



Master Plan Minor Update

The existing 2015 Master Plan is being updated in 2023, which is especially important as the demographic data has not been updated since 2010. Additionally, all maps in the 2015 Master Plan will be updated in the 2023 Master Plan to reflect current data. Updating these existing conditions will allow for the reevaluation of the goals in the Township so that they reflect the current values. Regarding the annexation, pro-active planning should be a key focus for the 2023 Master Plan, as well as the following potential implementation projects that are outlined in the current Plan:

- Incorporate lot size recommendations in the Master Plan into the Zoning Ordinance (work with the Macomb County Health Department to determine if further changes to standards are necessary).
- Establish a site plan review standard that specifically addresses the treatment of nature features in new development.
- Establish industrial development standards based on the Master Plan and incorporate into the Ordinance.
- Develop design guidelines that govern the appearance of development and establish a feel that respects the Township's rural heritage based on the framework elements of the Master Plan. Specifically, consider a Rural Character Design Overlay for the 32 Mile and North Avenue corridors.
- Produce a development guide promoting the Township's Open Space and Farmland Communities Option.
- Market the Township as a family-friendly place with excellent schools and amend Ordinances to allow for diverse housing options to attract young families.
- Enable residential retrofits for accessibility and plan for a diversity of housing styles.
- Identify road types and develop a set of standards for non-motorized accommodations for each type.
- Develop Complete Street guidelines for new developments.
- Work with the Macomb County Road Commission and Michigan Deer Crash Coalition to improve warning signage for large animals.
- Introduce speed-calming measures on the Macomb Orchard Trail at rail crossings; improve signage and striping on the roads.
- Establish a Wolcott Mill Metropark-Macomb Orchard Trail link, working with the Macomb County Non-Motorized Plan.



Joint Meetings and Training

Joint meetings are a best practice. In 2023, we recommend the Planning Commission hold at least one joint meeting with the Township Board; McKenna is happy to facilitate. This would be an ideal time to discuss implementation of the updated 2023 Master Plan and other shared goals and objectives.

Continual training also ensures a culture of highest standards. Every couple years, especially with the addition of new members, we find that a joint training seminar between the Planning Commission, the Zoning Board Appeals, and the Township Board is an extremely positive and rewarding process.



Chapter #2: Armada Township Today

In order to develop and implement Armada Township's specific goals and strategies, it is first necessary to grasp the existing conditions of the community and surrounding area.

Understanding Armada's regional position, existing land uses, built environment, and key socioeconomic demographics are all vital to painting a clear picture of the future fabric of the township. This is especially important since, in 2021, the adjacent Village of Romeo annexed 71-acres of industrially zoned land in the southwest corner of the township.

These existing conditions and past trends allow for the community to anticipate future needs and demands which are directly related to the development of the future land use map and build out, the future transportation network, infrastructure needs, and more.

COMMUNITY SNAPSHOT

The purpose of Armada Township's socio-economic profile is to understand the past, present, and future population and demographic characteristics of the area. Community Snapshot The following analysis presents a snapshot of the community, utilizing the most recent data available from ESRI (Environmental Systems Research Institute), the 2020 US Census, the American Community Survey, and SEMCOG. This includes a review of the population, race, age structure, and educational attainment. For purposes of analysis, comparisons have been made with neighborhood communities, Macomb County, the State, and in some cases other relative Michigan communities, to gain a regional perspective.

DEMOGRAPHIC PROFILE

POPULATION

From 2010 to 2020, Michigan gained population. This is a reversal from the 2000 to 2010 population loss Michigan experienced. While Michigan and Macomb County both gained population, Armada Township experienced negligible population change, dipping slightly. In relation to surrounding communities, the Township has experienced the least change. Bruce Township, to the west, experienced the greatest population growth percentage, while Berlin Township, to the north, has experienced the highest population loss percentage. Table 1 compares Armada Township's population change to that of nearby communities.

Figure 1 shows the projected population for Armada Township and surrounding municipalities through 2045. These projections are provided by SEMCOG's forecasts. Armada Township's projected population increases slightly by a little over 1% from 2020 to 2045. Macomb County is projected to grow in population by about 5% from 2020 (881,217) to 2045 (924,956). The projected changes in population are slight for many of the surrounding municipalities, except for Bruce Township and the Village of Armada, which both project $\pm 12\%$ population loss and Ray Township, which projects around 17% population gain.

Township Character

Armada Township is a rural farming and bedroom community located in far northern Macomb County, Michigan. It shares boundaries with Bruce Township and the Village of Romeo to the west, Ray Township to the south, Richmond Township to the east, Berlin Township in St. Clair County to the north, and the Village of Armada, which is located entirely within the township.

Large farms, orchards, farm markets, and single-family homes are the predominant land uses in the township, with small amounts of industrial land in the southwest corner and near the village, as well as pockets of commercial development near the village and along 32 Mile Road, the township's southern boundary. The township's southeastern corner is an important gas field; Consumers Energy's Ray Compressor Station stores enough natural gas to serve 40 percent of the company's winter needs. The Township is also home to the annual Armada Fair, which has run for 150 years.

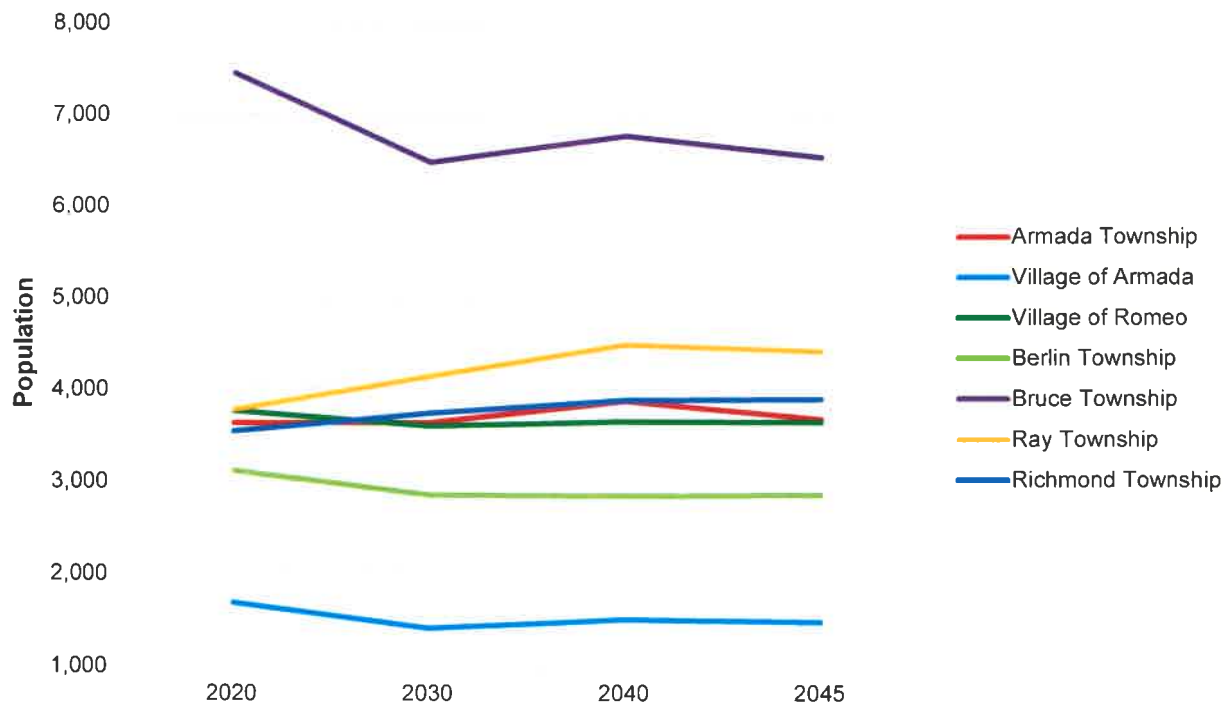
Armada Township is within commuting distance of Detroit, but is not crossed by any major roads, and has therefore maintained a district rural charm that many of the nearby townships have slowly lost as urbanization has spread northward. This chapter discusses some of the demographic and economic trends that have defined Armada Township's growth to date and that will influence its development in the future.

Table 1: Total Population Change, 1990-2020

	1990	2000	2010	2020	Percent Change 2010 - 2020
Armada Township	2,943	3,673	3,649	3,634	-0.41%
Village of Armada	1,548	1,573	1,730	1,684	-2.66%
Village of Romeo	3,520	3,721	3,596	3,767	4.76%
Berlin Township	2,407	3,162	3,285	3,115	-5.18%
Bruce Township	4,193	6,395	6,947	7,461	7.40%
Ray Township	3,230	3,740	3,739	3,780	1.10%
Richmond Township	2,528	3,416	3,665	3,544	-3.30%
Macomb County	715,240	788,149	840,978	881,217	4.78%
Michigan	9,295,297	9,938,444	9,883,640	10,077,331	1.96%

US Decennial Census 2000, 2010, 2020

Figure 1: Population Projections, 2020-2045



US Decennial Census 2020, SEMCOG 2020

AGE

The populations of both Michigan and the United States are getting older, with expected large increases in the over-65 population in the next decade. Armada Township's population is also aging, and Table 2 shows how dramatic this trend was from 2010 to 2019. The township saw a large decline in the number of school-age children; very significant losses of 25 to 44-year-olds, with the exception of 25 to 34-year-olds, who saw a small increase; and large increases in all population groups over the age of 55.

Table 2: Population by Age, Armada Township, 2000-2019

	2000	2010	2019	Percent Change 2010 - 2019
Under 5 Years	250	150	150	0.00%
5 - 9 Years	286	206	156	-24.27%
10 - 14 Years	319	298	129	-56.71%
15 - 19 Years	314	287	215	-25.09%
20 - 24 Years	182	214	199	-7.01%
25 - 34 Years	365	277	301	8.66%
35 - 44 Years	729	446	387	-13.23%
45 - 54 Years	581	764	553	-27.62%
55 - 64 Years	364	534	641	20.04%
65 - 74 Years	172	302	358	18.54%
75 Years +	121	171	247	44.44%
Total	3,673	3,649	3,336	-8.58%

US Decennial Census 2000, 2010. American Community Survey 2019

Table 3 compares the township's changes in selected age groups, which further highlights the trend towards an aging population and the decline of children. To retain current residents, Armada must plan to accommodate a rapidly growing senior population. The increase in 25 to 34-year-olds from 2010 to 2019 is encouraging for natural population growth as this is the age where adults are prime working and family-starting age, but it has still declined since 2000. If losses among 25 to 34-year-olds continue, it will be difficult for the township's population to grow naturally in the future, and this is reflected in the steep decreases among the under-19 age groups.

Table 3: Children, Seniors, and Family-Starting Ages, Armada Township, 2000-2019

		2000	2010	2019	Percent Change 2010 - 2019
0-19 Years	Population	1169	941	650	-
	% of Total Population	31.83%	25.79%	19.48%	-30.92%
25-34 Years	Population	365	277	301	-
	% of Total Population	9.94%	7.59%	9.02%	8.66%
65+ Years	Population	293	474	605	-
	% of Total Population	7.98%	12.99%	18.14%	27.64%

US Decennial Census 2000, 2010. American Community Survey 2019

RACE AND ETHNICITY

The current population of Armada Township is 94% non-Hispanic white. As Armada's population grows in the future; it is likely that it will gradually become more racially and culturally diverse, as it has slowly happened in the townships to the south as development activity increased.

HOUSING

Armada Township has historically been a community of homeowners, with very few rental or multiple-family properties. From 2000 to 2010, the township followed national trends (seeing a rise in the number of rental properties) but even with this slight increase, the vast majority of households are owner-occupied. This trend was reversed from 2010 to 2019 as rental properties decreased. Relative to many of its regional neighbors, the township has a low housing vacancy rate, in spite of the fact that the number of housing units in the township increased from 2000 to 2019 while the population remained essentially the same.

Table 4: Housing Units, Armada Township, 2010-2019

	2000	2010	2019	% Change 2010 - 2020
Occupied	1,181	1,287	1,381	7.30%
Owner Occupied	1,135	1,211	1,351	11.56%
Renter Occupied	46	76	30	-60.53%
Vacant	14	51	35	-31.37%
Total Housing Units	1,195	1,338	1,416	5.83%

US Decennial Census 2000, 2010. American Community Survey 2019

Table 5: Housing Units by Type, Armada Township, 2019

	Units	% Total
Single-Family (detached)	1,395	98.52%
Multiple-Family	21	1.48%
Total	1,416	-

American Community Survey 2019

HOUSEHOLDS

At 2.71 people per household, Armada Township has a much higher average household size than the statewide average of 2.45 for 2020. In 2010, Armada's average household size was 2.82, while Michigan's was 2.49. Armada's household size is shrinking at a slightly faster rate than the state average. The Townships average household size decreased by 3.90% from 2010 to 2020, while Michigan's decrease 1.61%. These numbers reflect a long national decline in household size, and the trend is likely to continue. In order to maintain its population in the future, Armada Township will need to attract new households.

ECONOMICS

When reviewing economic figures spanning the years from 2000 to 2019, it is important to frame them in the context of the 2008 global economic downturn, which negatively affected the vast majority of places in the United States in the form of lower real wages, higher unemployment, longer periods of unemployment, and loss of municipal revenue.

INCOME

Real incomes are incomes expressed in inflation adjusted dollars. Table 6 shows median incomes for Armada Township, Macomb County, and Michigan as real incomes. From 2010 to 2019, the average household income decreased by almost 6%. This pattern is consistent with the surrounding Macomb County, although Armada's income did fall at a greater rate.

It is also important to note that the United States Census includes the Village of Armada within the Township of Armada, therefore extrapolating the median household income for only the Township was not possible. The values for Armada Township in Table 6 also include the Village of Armada's data. It should also be noted that the Village of Armada also consistently has a lower median household income than the Township, so the value reflected is lower than the actual median income for the Township. Even though the Village is depressing the median household income, it is still well above the poverty threshold.

Table 6: Median Household Income, 2010-2019

	2010*	2019	Percent Change from 2010 to 2019
Armada Township**	\$82,600	\$77,656	-5.99%
Village of Armada	\$75,942	\$69,688	-8.24%
Macomb County	\$63,307	\$62,855	-0.71%
Michigan	\$56,784	\$57,144	0.63%

American Community Survey 2010, 2019 (*All dollar figures in 2019 dollars; **Includes Village of Armada data)

Generally, Armada Township has a much lower than average portion of its population living in poverty, especially among children. However, seniors are the fastest-growing age group in the township, and many of them are living below the poverty line. As the township plans for senior housing and other facilities moving forward, affordability will be an important consideration.

Table 7: Poverty Rates, 2010-2019

	2010	2019
Armada Township	6.05%	2.75%
Under 18 Years	0.61%	1.47%
Over 65 Years	1.97%	7.06%
Macomb County	12.66%	10.56%
Under 18 Years	17.20%	15.18%
Over 65 Years	7.82%	8.24%
Michigan	16.76%	14.36%
Under 18 Years	23.45%	19.93%
Over 65 Years	8.04%	8.36%

American Community Survey 2010, 2019

EMPLOYMENT

Armada Township has historically had a higher percentage of its over-16 population participate in the labor force than the state and county. This is partly a reflection of the township's agricultural character and the number of family businesses that operate here. The Township has a lower unemployment rate than both the County and the State as shown in Table 8.

Table 8: Employment Status, 2019

	In Labor Force	Employed	Unemployment Rate
Armada Township	64.94%	95.60%	4.40%
Macomb County	63.84%	94.63%	5.37%
Michigan	61.53%	94.07%	5.93%

American Community Survey 2019

Table 9 shows jobs by industry sector for 2015 and 2020, as well as a projection for 2045. The most occurring industry sector is manufacturing, although this sector is projected to decline by 17% by 2045. The sectors that are most prevalent in 2020 are manufacturing, natural resources, mining, and construction, transportation, warehousing, & utilities, and administrative, support, and waste services. The industries with the highest projected growth are healthcare services, administrative, support, & waste services, and professional and technical services and corporate HQ. The industries with the greatest projected decline are wholesale trade and manufacturing.

Table 9: Jobs by Industry Sector and Projected Jobs by Industry Sector, Armada Township, 2020

Forecasted Jobs by Industry Sector	2015	2020	2045	Change 2015-2045	Percent Change 2015-2045
Natural Resources, Mining, and Construction	189	198	205	16	8.50%
Manufacturing	311	304	258	-53	-17.00%
Wholesale Trade	12	11	7	-5	-41.70%
Retail Trade	56	62	56	0	0.00%
Transportation, Warehousing, and Utilities	195	186	182	-13	-6.70%
Information and Financial Activities	90	86	85	-5	-5.60%
Professional and Technical Services and Corporate HQ	127	132	145	18	14.20%
Administrative, Support, and Waste Services	169	180	202	33	19.50%
Education Services	159	157	157	-2	-1.30%
Healthcare Services	49	55	66	17	34.70%
Leisure & Hospitality	29	27	27	-2	-6.90%
Other Services	57	56	56	-1	-1.80%
Public Administration	45	45	44	-1	-2.20%
Total Employment Numbers	1,488	1,499	1,490	2	0.10%

SEMCOG 2020

COMMUTERS

Armada Township residents have generally longer commutes than the average Michigander, with nearly half taking between 30 and 59 minutes to get to work and more than 10% needing between one hour and an hour and a half. The majority of Michiganders spend less than half an hour commuting to work.

Southeast Michigan Council of Governments (SEMCOG) provides analysis for commuting patterns. Table 10 shows where Armada Township residents work. Many do work in the Village of Armada, however there is also a large number of residents commuting several townships away.

Table 10: Where Armada Township Residents Work

Location	Percentage
Village of Armada	9.10%
Clinton Township	7.80%
Warren	7.60%
Washington Township	6.70%
Armada Township	5.80%
Sterling Heights	5.50%
Shelby Township	5.40%
Troy	4.20%
Rochester	4.10%
Macomb Township	3.40%
Elsewhere	40.30%

SEMCOG 2016

When looking at where Armada Township workers are commuting from, there is a large percentage travelling from outside the region. There is also a high percentage commuting from within the Township. Many workers are also commuting from adjacent municipalities.

Table 11: Where Armada Township Workers Commute From

Location	Percentage
Out of the Region, Instate	15.90%
Armada Township	14.70%
Shelby Township	7.30%
Richmond (Macomb)	6.60%
Berlin Township (St. Clair)	6.00%
Washington Township	5.10%
Bloomfield Township	3.70%
Ira Township	2.80%
Richmond Township	2.20%
Warren	2.20%
Elsewhere	33.40%

SEMCOG 2016