



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

MINUTES

Wednesday, March 1, 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. Kehrig led the Pledge of Allegiance
3. Roll Call
 - a. **Present** at Roll Call: Chair Kehrig, Vice Chair Abercrombie, Commissioners Arnold, Finn (arrived 7:18), Kutchey, Jabara, and Board Liaison Murray.
 - b. **Absent:** None
 - c. **Also present:** Planner alternate Brigitte Smith and Recording Secretary Cris Martin
4. Approve/Amend Agenda
 - a. **Motion** by Abercrombie, 2nd by Arnold to approve the agenda as amended. All Ayes, **Motion Passed**
5. Approval of minutes:
 - a. **Motion** by Murray, 2nd by Arnold to approve the minutes of the February 1, 2023, meeting as presented. All Ayes, **Motion Passed**
6. Public Comments – Agenda Items - None
7. Public Hearing: None
8. Reports and Correspondence:
 - a. Kehrig read invitation from Michigan Economic Development Corp to attend seminar
 - b. Small Scale Entertainment approved copy for commissioner books
 - c. Kehrig read the Project Status Report

Motion by Abercrombie, 2nd by Murray to receive and file reports. All Ayes, **Motion Passed**
9. Unfinished Business:
 - a. **Zoning Districts Table of Permitted Uses – Revised draft** - Residential Uses - Home Based Business, Commercial Uses - Restaurants and Banquet Halls, Industrial Uses - Mining and Extracting use standards missing; Update first page to include a color-coded key matching the Zoning Map for the districts. **Motion** by Murray, 2nd by Abercrombie to table for clean copy. All Ayes, **Motion Passed**
10. New Business
 - a. **Laethem Development – Site Plan Review** Thomas Alsobrooks of Mauro Engineering introduced the project proposing 10 industrial unit sites: road, storm sewer, detention pond, wells, and septic. They will supply the supporting infrastructure then sell the lots for future development. They will be removing the existing road and will replace with 28 ft wide road with curbs and gutters. This will require that the plan be updated, as they were under the impression that the water had been extended down Powell Rd. Planner Smith reviewed the McKenna review, noting that each individual unit will require reviews based on proposed use. The front yard 110 ft. setback requirement will need to be addressed in a final plan. Lighting will be required for each unit and recommends lighting be provided by the developer to maintain consistency. EGLE permits will be required due to wetland impact. Parking lot screening landscaping on the periphery should be included in this plan, while additional landscaping can be added as sites are developed.

Detention pond will need to follow the 2020 rules. **Motion** by Finn, 2nd by Murray to table for updated site plan. All Ayes, **Motion Passed**

- b. **Election of Officers** - **Motion** by Murray, 2nd by Arnold to nominate Kehrig as Chair, Kehrig accepted nomination. All Ayes, **Motion Passed**. **Motion** by Kehrig to nominate Abercrombie as Vice Chair. Abercrombie declined. **No Second, Motion Failed**. **Motion** by Kehrig, 2nd by Arnold to nominate Finn as Vice-Chair, Finn accepted nomination. All Ayes, **Motion Passed**. **Motion** by Kehrig, 2nd by Murray to nominate Jabara as Secretary, Jabara accepted nomination. All Ayes, **Motion Passed**.

11. PC Projects:

Master Plan Discussion – Planner needs feedback from the township board and planning commission on the policies: Promoting to preserve active farmland; Preserve the natural environment; Promote diversity of residential density controlled by Water and Sewer, encouraging best management practices to existing natural features; Generate tax base with balance between school districts; Plan for commercial land, taking into account Village of Armada; Look at industrial district due to annexations; allow for extension of infrastructure in appropriate and timely manner; provide passive and active recreation opportunities throughout the township; Look at opportunities to add elder housing to encourage older residents to remain. Can the planning commission do a survey or create a subcommittee to gather information on what the public wants to see? Commissioners should send two or more questions each and include statistics that may stand out to Recording Secretary prior to April workshop. Plan to arrive at 6:00 p.m. on April 5 for Joint Workshop meeting with the Township Board.

12. Public Comments – Non-Agenda Items – Monica Job commented regarding Master Plan.

13. Adjournment.

- a. **Motion** by Arnold, 2nd by Murray adjourn at 8:24. All Ayes, **Motion Passed**

Next Scheduled Regular Meeting: Wednesday April 5, 2023, with a joint workshop with the Township Board starting at 6:00 p.m.

Respectfully submitted:

Cris Martin

Recording Secretary

Approved:

DJ Kehrig, Chairperson

Date _____