

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, May 1, 2024 - 7:00 p.m.

(Held in person and electronically via GoToMeeting)

The public may participate in the meeting at the township hall or through GoToMeeting access by way of computer, tablet or smartphone using the following link: <https://meet.goto.com/283759797>

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

Access Code: 283-759-797

United States: [+1 \(872\) 240-3212](tel:+18722403212)

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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 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 April 3, 2024**
6. Public Comments – Agenda Items
7. Public Hearing:
 - a. **Special Land Use – Trillium Farm Event Venue 16191 32 Mile Rd**
8. Reports and Correspondence:
 - a. **Project Status Report- April**
 - b. **Notice of Preparation of Draft Master Plan-Charter Township of Washington**
9. Unfinished Business:
 - a. **None**
10. New Business
 - a. **Special Land Use – Trillium Farm Event Venue 16191 32 Mile Rd**
11. PC Projects:
 - a. **Zoning Ordinance – Non-conformities and ZBA**
12. Public Comments – Non-Agenda Items
13. Adjournment.

Next Scheduled Regular Meeting: June 5, 2024



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MINUTES

Wednesday, April 3, 2024 - 7:00 p.m.

(Held in person and electronically via GoToMeeting)

Regular Meeting

1. **Call to Order** – Kehrig called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance** – Kehrig led the Pledge of Allegiance
 - a. Roll Call – **Present** at Roll Call: Chair Kehrig, Vice Chair Finn, Commissioners Abercrombie, Jabara and Kutchey, ~~and Board Liaison Murray.~~
 - b. **Absent:** Murray and Arnold, with notice
 - c. **Also present:** New Planner Caitlyn Habben and Recording Secretary Martin.
 - d. Approve/Amend Agenda **Motion** by Abercrombie, 2nd by Jabara to approve the agenda as presented. All Ayes, **Motion Carried**
 - e. Approval of Minutes **Motion** by Abercrombie, 2nd by Jabara to approve the minutes of the Regular Meeting of March 6, 2024, as amended. All Ayes, **Motion Carried**
 - f. **Public Comments – Agenda Items** – Jay Berger - **Farm Bureau as resource for Commission**
3. **Public Hearing:**
 - a. **Rezoning – Miller Farm 71800 Romeo Plank Parcel ID 13-02-29-300-022: Motion** by Abercrombie, 2nd by Jabara to open the public hearing at 7:04 p.m. All Ayes, **Motion Carried**
Planner Habben reviewed the application and analysis of the rezoning ordinance and master plan focusing on the portions of specific importance to the proposed rezoning. Kehrig confirmed for the commission that the public hearing notice was posted and published in the paper of record, and copies were mailed to neighboring properties as required by the Zoning Enabling act. The applicant Jeff Miller, and his representative Robert Kirk then answered questions on Jeff's intent for the property, which include a desire to host events and eventually serve food inside his existing building and to have the kitchen open during holidays and other events year-round. Comments received: Jay Berger asked about procedures under the SAA ordinances protecting a farmer if a crop fails. Mentioned that the subject property was also adjacent to AG parcels on the east side. Asked if the commission considers Right to Farm and GAAMPS in their decision-making. Advocating for our farms. Rosario Milana 72190 Romeo Plank wanted to understand the proposal. **Motion** by Abercrombie, 2nd by Finn to close the public hearing at 7:34 p.m. All Ayes, **Motion Carried**
4. **Reports and Correspondence:**
 - a. **Project Status Report- March** Kehrig read the report into the record.
 - b. **Notices of Preparation of Draft Master Plan Sent March 14, 2024** - Martin confirmed the Notices were sent.
 - c. **Residential development discussion** Brief discussion on the need to review the future land use map for more intense development around the village.
 - d. **Letter from Miller Farm Attorney dated 4/3/24 to support the application.**
Motion by Abercrombie, 2nd by Finn to ~~adjourn the meeting at 8:58 p.m.~~ receive and file the reports. All Ayes, **Motion Carried** *as presented*
5. **Unfinished Business:**
 - a. None
6. **New Business**
 - a. **Rezoning – Miller Farm 71800 Romeo Plank** – Habben reviewed maps provided to the commission showing the subject property and its neighbors on the current zoning map, the future land use map, and the soil map. She then reviewed the findings of fact that must be considered to justify an approval. She

noted that the applicant is not offering any conditions for conditional rezoning, but that if requested, the applicant could do so. The commission then discussed each condition and the response from the letter of applicant's attorney. It was suggested that the two rezonings be split into separate motions, but there was no support. **Motion** by Abercrombie, 2nd by Finn to recommend to the Township Board to approve the rezoning of Miller Farm, 71800 Romeo Plank from R1 Residential to AG-Agricultural Preservation and SAA – Special Agricultural Ancillary Overlay because it meets all the standards of section 19.06.5 of the Zoning Ordinance. All Ayes, **Motion Carried**

- b. **Review of Ordinances under SAA Overlay district** – Discussion around changing minimum acreage and the potential impacts to the surrounding community for various activities allowed in AG and SAA district. Also discussed whether there should be language allowing leased land to be considered in granting approval for these uses. The map provided shows the count of properties having acreage less than 10, 10-15, 15-20, 20-30, 30-40, 40-50 and more than 50 acres. No action taken.

7. PC Projects:

- a. **Master Plan comments** – Reviewed the list of comments received to date on the master plan to provide to McKenna for updates.

Page 19 - Village of Armada - Remove from second paragraph "The township takes the position that land uses and services of the village should not expand via annexation, and instead, work together in a collaborative fashion that maximizes shared resources for the benefit of the larger Armada Community."

Page 27 – **Energy includes an entire paragraph about the new legislation.** This entire paragraph needs to be removed.

Move Agritourism from 42 to 41 and replace it with language similar to below.

Agritourism – Support sustainable growth with overlay district zoning to encourage farmers to connect with the community. This allows them to diversify their offerings by engaging the larger urban community with home grown products and activities at their farm businesses, our local farmers are better able to sustain their family farms.

Add to Implementation section: Overlay Zoning definition such as found in Ray Township Master plan draft.

(Current page 49) Flexible Development should mention the area around the village as a possible location well.

Page 49 - **Insert Prime Farmland Map from page 26 of the 2014 plan.**

Page 54 – **Insert new page Zoning Plan** so that it is opposite the future land use map. Format to general color scheme. Wordsmith as appropriate.

Page 55 - Future Land Use Map –

- Change Public to Blue.
- There is land just east of the village between Armada Center and Armada Ridge Rd on the current zoning map as RM Moderate Residential. It should be shown here as Flexible Residential or Flexible Development.
- There are parcels to the west of the village along Armada Center that are on the zoning map as single family, that are shown on the future land use map as AG.
- There is discussion of a possible residential development west of the village along Armada Ridge and True Rd. We may need to add Flexible Residential to the map on that side.
- The overlay is not shown on the future land use map.

8. Public Comments – Non-Agenda Items

9. **Adjournment.** **Motion** by Abercrombie, 2nd by Jabara to adjourn the meeting at 9:16 p.m. All Ayes, **Motion Carried**

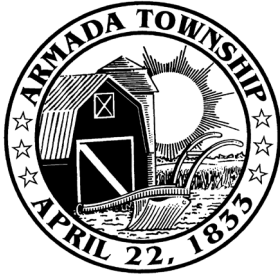
Next Scheduled Regular Meeting: May 1, 2024

Respectfully submitted:

Cris Martin
Recording Secretary

Approved:

DJ Kehrig, Chairperson _____ Date _____



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Project Status Report for April 2024

COMMUNITY PROJECTS

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

No Update 10/23: Meeting requested with Macomb County Road Commission to determine what steps Blakes will need to take to upgrade the 34 Mile exit, other actions that can be taken to address the traffic issues. 9/23: Supervisor Paterek talked with representatives from the County Road Commission and County Executive's office regarding lights and Romeo Plank egress. Waiting for a response. No update on new meeting with Blake's. 7/23: Blake's held a meeting on July 12 to discuss options to present back to the county. Synopsis in September packet. 6/23: John Paul Rea, Macomb County Deputy County Executive responded that engineering design and cost considerations were provided to Blake's, but no further progress has been made. 5/23: Emails sent to Blakes and John Paul Rea, Macomb County Deputy County Executive for update, no responses at this time. 12/22: 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.

Larry's Parking Lot – (72727) North Ave

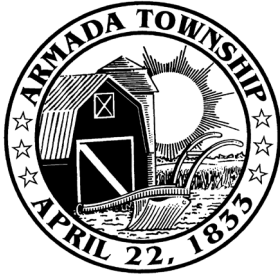
No Update 3/23: The applicant is still working with Macomb County to get Soil/Erosion permit then will complete purchase and we can finalize rezoning. 2/23: Planner reviewed the updated site plan and approved with one additional minor update on 2/27/23. 1/23: Planning commission approved site plan contingent on minor updates at the December 2022 meeting. 12/22: Planner's findings and recommendations on the site plan were reviewed at the November 2022 meeting, and the commission discussed. 11/22: Rezoning was approved at the September 2022 meeting. Site plan was submitted for review on September 22, 2022.

Trillium Farm Wedding Barn – 16191 32 Mile Rd

4/24: SLU paperwork submitted, on May 1 agenda for review. 3/24: Owner picked up paperwork to apply for SLU. Targeting May meeting. 12/23: Applicant will be at Jan 4, 2024 meeting to ask for final guidance before submitting application: 4/23: Architect met with Building Inspector and Fire Marshal on April 12 and is now working on updates to the site plan before presentation to the Planning Commission. 3/23: Architect representing Trillium Farm reached out on 3/29/23 requesting to speak with the building inspector to confirm understanding of building codes prior to completion of a site plan for review. 12/22: Owner 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. Pre-planning 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.

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

3/24: No Update. 2/24: Property owner filed Application for Leave to Appeal with the Court of Appeals asking for review of Circuit Court decision. Township response on 2/20. 1/24: Court found in favor of the township. Letter sent to property owner. 12/23: Oral arguments held on



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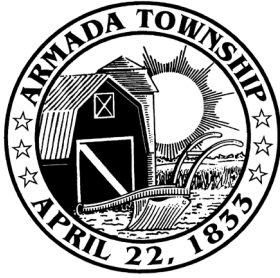
12/5, judge took case under advisement and will rule within next 60 days. 11/23: Township brief submitted 10/30. Appellant requested delay in oral arguments to 12/5. 10/23: Appellants brief submitted; Township brief date due revised to Oct 30. 9/23: Appellant's brief on appeal is due Sep 26, and Township's is due on Oct 17, 2023. After that oral arguments will be set and a decision issued by Judge Toia. 8/23: The applicant filed a case in Circuit court to appeal ZBA denial. A response has been filed on the Township's behalf. 7/23: The applicant requested to be added to the August Planning Commission agenda to discuss possible changes to the Zoning Ordinance for kennels, but notified on July 21 that they will not be ready for the August meeting. 6/23: The ZBA denied variances requested at the June 20, 2023, meeting. 5/23: Applicant has submitted payment and paperwork for ZBA meeting to be held on June 20, 2023. 2/23: Waiting for the updated site plan and ZBA application. Applicant has hired an engineer to complete the final site plan. Planning commission approved site plan contingent on minor updates and ZBA approval at the January 2023 meeting. 12/22: 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.

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

No update 1/24: Developer working to obtain a performance bond. 12/23: No Updates. 11/23: Engineering escrow deposited on 11/8. First engineering review provided by Spalding on 11/22. 10/23: Estimated Construction cost submitted by applicant and engineering escrow amount set. Waiting for payment. 8/23: Spaulding DeDecker attended an on-site meeting with representatives of Hidden River on Monday, August 28 to provide guidance on township expectations for the road updates needed. This will assist the applicant with estimating the cost of construction for their escrow. 6/23: Site Plan was approved at June 7 meeting. Waiting for estimated construction cost to begin engineering phase. 5/23: Updated site plan and master deed on agenda for June 7 meeting. 4/23: Master Deed reviewed by Township Attorney and is ready for approval. Second planner review completed 4/17, applicant sent response to the action items identified on 4/25. 3/23: Updated site plan and Draft Master Deed submitted 3/19 and 3/23 and sent to professionals for review. 2/23: Site plan was reviewed at February meeting, table for additional information on a revised site plan. 1/23: Site plan submitted for Planner and Engineering review on 1/12/23. Included in packets for February 2023 meeting.

Laethem Development – Laethem St at Powell Rd

No Update 11/23: Meeting with Laethem Engineer, Spalding and Township Supervisor held on 11/29 to discuss options for Water. Minutes to be provided at 1/3/24 PC meeting. 10/23: Site Plan approved at the October 4 meeting contingent on all engineering comments being addressed during that process. Approval letter emailed on 10/10. 9/23: Professional reviews complete. Will be on the October agenda. 8/23: Updated site plan provided by applicant on 8/22 and sent to



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professionals on 8/23. Will be on the October agenda. 3/23: Site plan reviewed at the 3/1/23 meeting, tabled for updates; applicant provided guidance on County/state permitting as requested at the meeting. 2/23: Site plan submitted for Planner and Engineering review on February 9, 2023. Included in packets for March 2023.

Dehondt Storage – 15450 33 Mile Rd

No Update 6/23: Site plan extended at the June 7, 2023, meeting through June 7, 2024. Waiting for engineering escrow to be provided.

Miller Farm – 71800 Romeo Plank Rd

4/24: Rezoning approved by Township board at 4/10/24 meeting. 3/24: Public hearing on Rezoning scheduled for April 3. 2/24: Paperwork requested by property owner to request rezoning to AG / SAA Overlay

Frontier's Farm Market – 69475 Romeo Plank Rd

5/24: No Update. 3/24: Pre-application meeting held 3/13, owner will be on April 3 meeting to discuss options. 2/24: Paperwork requested by property owner to request rezoning to AG / SAA Overlay

COMMISSION PROJECTS

Zoning Ordinance Amendments

Second Home on a Property/Seasonal Workers Clause – No Update. Attorney and planner to discuss.

Ordinance Book Audit

4/24: No action. 3/24: Commission reviewed proposed layout with planner at March 6 meeting. 1/24: Received document showing proposed outline of new ZO book layout. 11/23: Received audit document on 11/9 of several sections of Zoning book with suggestions or recommendations for updates. Received audit document on 11/21 of current approved Zoning District map to confirm unusual or parcels where county and current township maps do not match. Provided to Assessor's office for review and update where appropriate. 8/23: Received draft of Zoning Ordinance book with all amendments since 2019 added, and audit to confirm earlier amendments were included.

Master Plan

4/24: Request sent to McKenna to provide updates to demographics for May review. 3/24: Comments received through 3/26 to be discussed on April 3 meeting. 2/24: Commission voted to recommend to township board to send MP for public comment with updates identified in February minutes. 1/24: Updates requested; pictures provided to planner. 11/23: Reviewed draft of several sections of Master Plan. Provided feedback to planner. 10/23: Reviewed draft of several sections of Master Plan. Provided feedback to



Charter Township of Washington

COUNTY OF MACOMB
STATE OF MICHIGAN

Master Plan "draft"

OPEN: 63-day Public Comment Period

April 18th, 2024

The Charter Township of Washington Board of Trustee Members released the "draft" Master Plan for public comment and review at their April 17th, 2024 Township Board Meeting. This comment and review period will remain open until June 20th, 2024.

Unless you specifically requested that a copy be mailed to you when you received the notice of intent to prepare and amend our Master Plan, you are able to access the "draft" Master Plan on the main page of the Township Website at: www.washingtontownship.org

You may email any comments you may have to: planning@washingtontwpmi.org

Comments received during this public comment period will be incorporated into the plan and distributed for review during the public hearing. The Public Hearing will be held at the July 11th, 2024 Planning Commission Meeting and take place in the Board Room in the Washington Township Municipal Building located at 57900 Van Dyke, Washington Township MI 48094 starting at 6:30 p.m.

Please direct any additional requests for correspondence or any other process related questions to:

Dana Berschback
Planning & Zoning Director
Charter Township of Washington
berschbackd@washingtontwpmi.org
586-786-0011

Thank you in advance for your assistance!

Dana Rose Berschback, Planning and Zoning Director
Charter Township of Washington

Distributed to:

Charter Township of Shelby
Bruce Township
Village of Romeo
Ray Township
Armada Township
Charter Township of Oakland
DTE
Comcast
Romeo State Airport
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Utica Community School District

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Macomb County Planning & Economic Development
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AT&T
HCMA (Huron-Clinton Metropolitan Authority)
Rochester Community School District
SEMCO

57900 Van Dyke Washington Township Michigan 48094- Phone (586) 786-0011

Planning Commission Members:

Bob Sacco, Chair Barry Miller, Vice Chair Ben Bongiorno, Secretary
Peter Thomas, PC Member Gary Kopp, PC Member Abby Jacobson, PC Member Ron Jasky, PC Member

Planning - Armada Twp

From: Sengstock, Lindsey <sengstockl@washingtontwpmi.org>
Sent: Thursday, April 18, 2024 11:29 AM
To: Dana Berschback
Cc: planning@shelbytwp.org; mfillbrook@brucetwp.org; info@villageofromeo.org; building@raytwp.org; Planning - Armada Twp; dmende@oaklandtownship.org; Stephanie R Baron; Phillip M Whitman; Hedeem, Jeff; mbdevelopment@comcast.net; Todd Robinson; RMonroe@uticak12.org; bocadmin@macombgov.org; planning@macombgov.org; infocenter@semcog.org; postmaster@smartbus.org; MDOT@michigan.gov; geninfo@rcmcweb.org; Lagrou, Kimberly; complaints.appeals@att.com; info@metroparks.com; Smith, Audrey; customer.service@semcoenergy.com
Subject: Washington Township Draft
Attachments: Master Plan Draft 63 Day Period.pdf



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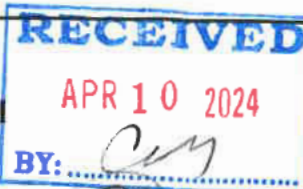
We currently have our Master Plan "DRAFT" 63 Day Public Comment Period OPEN.
 You can view more information at our website at the following link:
https://www.washingtontownship.org/news_detail_T36_R860.php



Armada Township

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

Date 4/10/24
Application # PSU 24-001
Review fee 1802.50



Application for Site Plan Review/Special Land Use Approval

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

Applicant's name Jodie P. Kinney Address 16191 32 Mile Road
City Armada Twp State MI ZIP 48005 Phone [REDACTED]
Applicant email address jodiekinney@aol.com
Name of proposed development Trillium Farm Events
Proposed use Banquets
Parcel number 13-02-31-400-004
Complete legal description _____ (use back or attach separately)
Existing zoning residential Size (in acres) 10.20
Legal owner Jodie Parnagian-Kinney
Legal owner contact information _____
Site Plan Preparer Jodie Kinney
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 1/2 x 11 when presented. A recommendation may or may not be made at the meeting.

The undersigned deposes that foregoing statements and answers and accompanied information are true and correct. The undersigned authorizes the members of the 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.

Jodie P. Kinney 4-8-2024
Signature of applicant Date Signature of legal owner if not applicant Date
Jodie P. Kinney
Please print/type name here Please print/type name here

County: MACOMB

Property Address: 16191 32 Mile Road
ARMADA, MI 48005

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF
ARMADA, COUNTY OF MACOMB AND STATE OF MICHIGAN, TO-WIT:

LAND IN THE TOWNSHIP OF ARMADA, MACOMB COUNTY, MICHIGAN, DESCRIBED
AS: PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 5 NORTH, RANGE 13
EAST, ARMADA TOWNSHIP, MACOMB COUNTY, MICHIGAN, DESCRIBED AS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 31 WITH THE
CENTERLINE OF THE NORTH BRANCH OF THE CLINTON RIVER, DISTANT EAST
1103.90 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE
CONTINUING EAST 391.30 FEET ALONG SAID SOUTH SECTION LINE; THENCE
NORTH 0 DEGREES 07 MINUTES 54 SECONDS EAST, 657.77 FEET; THENCE WEST
841.65 FEET; THENCE SOUTH 12 DEGREES 12 MINUTES 24 SECONDS WEST 98.98
FEET; THENCE SOUTH 37 DEGREES 58 MINUTES 49 SECONDS EAST 392.11 FEET;
THENCE SOUTH 3 DEGREES 09 MINUTES 58 SECONDS EAST 83.80 FEET TO THE
CENTERLINE OF SAID RIVER; THENCE SOUTH 48 DEGREES 38 SECONDS EAST,
300.45 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, *13 SECONDS*
CONTAINING 10.210 ACRES OF LAND, MORE OR LESS.

SUBJECT TO THE RIGHTS OF THE PUBLIC IN 32 MILE ROAD AND THE CLINTON
RIVER.

TAX ID #: 02-31-400-004

TRILLIUM FARM EVENTS

16191 32 Mile Road
Armada Township, MI 48005

LETTER OF INTENT

Historic Relevance

Trillium Farm sits on 10.2 acres in Armada Township. The homestead was established by Colonel Norman Perry in 1824, known as part of The Hoxie Settlement. Locals referred to the portion of land where the house currently sits as "the branch." A log home was built on "The Branch", on the edge of The Clinton River by the Perry family to oversee the construction of the existing home. This fall will mark the 200th year anniversary of the establishment of this homestead. The home currently stands on the same property and was built in 1831 for Colonel Norman Perry who was an Armada Supervisor from 1854-1856. The first school in Armada was built on the property of Colonel Perry. Delia Perry, born January 19, 1826, was the first recorded birth in the Township of Armada. This property is indeed very historic, not only to Armada Township, but Macomb County as well. After in depth research, it is believed that the Colonel Norman Perry home, may in fact be the oldest standing residence in all of Macomb County. This property has been in the care of our family for one quarter of its existence. We hope that we may continue that for generations to come.

The name Trillium Farm came from a grouping of trillium flowers discovered on the property. Trillium is an endangered plant and protected by the State of Michigan. Much like the flower, we felt the farm was also endangered. We realize that we have the daunting task of preserving and protecting the farm. With that in mind, the name seemed to have been handed to us.

Our intent is to stay in keeping with the Township's philosophy and Statement of Intent. "To continue the use and preservation of Armada Township's productive agricultural land." To facilitate this and keep this historic cornerstone a part of the community, we propose the following: Trillium Farm will produce several agricultural products. There will be bee keeping, honey production as well as many varieties of flowers blooming at different times throughout the year. In addition, we are speaking with local farmers to perhaps add an additional crop.

As advised by the members of the planning commission as well as the Armada Township Planner, Laura Haw, we have included a proposed site plan for review as well as a Special Land Use application. This would be under section 9.01(B)(2)(L) of the Zoning Ordinance. As an offshoot of the farm, the Application is to utilize the southern-most barn to host events such as weddings and other celebratory occasions. This site plan depicts the location of the already existing buildings with no additional expansion planned at this time.

SEASONAL MONTHS OF OPERATION: The months of operation would be dictated by the colder seasons. As such, the season would run from late May through October. The primary hours of operation would be on Saturdays from late afternoon until 11:00 P.M.

SET UP AND BREAK DOWN: We anticipate set up and break down times would be late morning, into the early afternoon with a very limited number of people.

DELIVERIES: Deliveries would vary depending on the type of event planned. It is anticipated that deliveries would be completed prior to the guest arrival times, typically Saturday mid to late afternoon.

RESTROOMS: There are currently no onsite restrooms. Self-contained, elegant restroom trailers with running water and flushable toilets will be provided by Trillium Farm through a contracted licensed and insured vendor. These trailers would typically be delivered the day before an event and picked up the day after the event.

We do plan to install hard plumbed restrooms in the future. The success of the farm will dictate that timeline.

REFUSE: There is a dumpster on site for the discarding of trash and refuse after each event. A local licensed hauler will empty the dumpster weekly between events. The dumpster will be at the northern end of the parking driveway behind a screened/fenced and gated area hiding the dumpster from any view.

PARKING: There will be a gravel parking lot on the east side of the property with 50 parking spaces. These spaces will meet the spacing and set back guidelines as set forth in Article VIII – AG-Agricultural Preservation District, Section 8, Statement of Intent. Additionally, there will be defined barriers in place for the parking areas. There will be walkways from the Barn to the parking lot. The walkways will be illuminated at dusk with low level lighting, allowing safe travel from the barn to the parking area. The vehicles will access parking from the already existing driveway on the east side of the property.

A future proposed auxiliary gravel parking area will be provided in the north-east section of the property using the previously mentioned driveway as access and meeting set back and spacing requirements.

TENTS: Should a client wish to utilize a tent for their event, the tent placement would be in the area immediately north of the event barn and east of the larger barn on the grass. Smaller tents or canopies may be placed in a variety of locations on the property depending on the need for use such as shade or protection from rain.

OUTDOOR MUSIC: Amplified music will not be permitted outside of the event barn for the duration of the event.

SINAGE: We would propose a modest sign marking Trillium Farm's location be placed in the front yard on 32 Mile Road. We would adhere to any and all ordinances and file the necessary applications and get approvals for the same prior to moving forward.

REVIEW STANDARDS:

Trillium Farm is situated on 10.2 acres with frontage on the North side of 32 Mile Road. There is a Sunoco Gas Station and liquor store less than 2/10 of a mile East of Trillium Farm. The property West of the farm is a low-lying floodplain for the North Branch of the Clinton River, followed by a cemetery and most recently a retail marijuana shop. The property on the south side of 32 Mile Road is Ray Township consisting of a wholesale plumbing supplier, a self-storage facility and the Romeo Airport just around the curve. North of the property is a small subdivision on River Bend Lane. The setbacks of the farm's location comply with those referenced in Township Zoning Ordinances.

The proposed use of this property should have minimal impact on vehicular traffic. The events will be expected to begin late Saturday afternoons, when coincidentally, traffic is at one of its lowest points. These events will end no later than 11:00 pm with many guests departing earlier in the evening, as happens with most events. There will not be a mass exodus. There will be no impact on pedestrian traffic as no such traffic exists on 32 Mile Road. The proposed parking areas are on the eastern most end of the property, away from any residential homes, thereby causing no interference to residents and their daily lives. The barns are situated in such a manner as to block most noise and lighting coming from the farm.

Since the buildings on the property have been in place since 1831, they should not pose any impediment to future development of adjacent lands. As stated earlier, the property to the West of the farm is a flood-plain affording no opportunity for development.

The farm does exist harmoniously with the surrounding area, as it has for nearly 200 years. Many of the neighbors in the small subdivision north of the farm love the view of the barns as their backdrop as well as a buffer to the traffic on 32 Mile Road. We have been approached by some neighbors who greatly encourage our efforts to keep the farm standing and not opt for some type of further development.

The granting of this special land use would be of great benefit to the Armada, Romeo and the surrounding communities. It will afford the opportunity for residents to stay close to home for their special event. In addition, it offers the opportunity for local suppliers, florists, caterers, bakeries and many other service industry providers in the area to expand their clientele. There is not a true barn venue in the area offering a glimpse of such a historic barn and the land it sits on for their special occasion.

We respectfully ask that this Special Land Use Application be approved.

Sincerely,
The Kinney Family



ARMADA TOWNSHIP

23121 E. MAIN STREET

ARMADA, MI 48005

Ph: (586) 784 5200

Fax: (586) 784 5211

EXT. RECEIPT NUMBER

35580

Paid By

KINNEY, JODIE PARNAGIAN



Site Address: 16191 32 MILE RD

| Transaction | Type | Record | Category | Description | Amount |
|-------------|-------------|------------|----------|----------------------|-----------|
| 00007551 | PZE Process | PSLU24-001 | PZE Fees | SLU Planner Acre Fee | \$ 875.00 |
| 00007551 | PZE Process | PSLU24-001 | PZE Fees | Fire Safety Review | \$ 207.50 |
| 00007551 | PZE Process | PSLU24-001 | PZE Fees | Publication | \$ 300.00 |
| 00007551 | PZE Process | PSLU24-001 | PZE Fees | Administration Fee | \$ 150.00 |
| 00007551 | PZE Process | PSLU24-001 | PZE Fees | Engineer | \$ 270.00 |

Total \$ 1,802.50

| | | |
|-------------|------|-------------|
| Cash | | |
| Check# | 6199 | \$ 1,802.50 |
| Credit | | |
| Transferred | | |

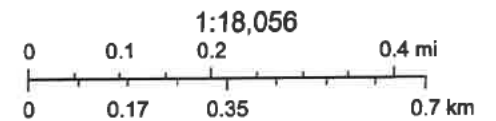
| | |
|----------------|-------------|
| Tendered | \$ 1,802.50 |
| Change | \$ 0.00 |
| To Overpayment | \$ 0.00 |



ArcGIS Web Map



4/10/2024, 11:44:30 AM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS Web AppBuilder

Esri Community Maps Contributors, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NRCAN, Parks Canada | This layer is visible at all scales. | This layer



Site Plan Review Checklist

Project Name: Trillium Farm Events

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"/> | We were told by planning we could draft site plan |
| 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 type="checkbox"/> | n/a |
| 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"/> | attached |
| e. Size of the site expressed in acres. | <input checked="" type="checkbox"/> | on legal and site plan |
| f. A legible location map (4 inches = 1 mile) showing major roads, nearby cross- streets and property lines, where necessary. | <input checked="" type="checkbox"/> | attached |
| g. Zoning of site and all surrounding property. | <input checked="" type="checkbox"/> | Narative |
| h. Proposed address, if available. | <input checked="" type="checkbox"/> | 16191 32 Mile Rd |
| i. Location of existing structures and improvements onsite (indicate if any such structure or improvement is to be removed). | <input checked="" type="checkbox"/> | site plan |
| j. Location of proposed structures and improvements. | <input checked="" type="checkbox"/> | site plan |

| | Provided | Notes |
|---|-------------------------------------|------------|
| k. Yards/setbacks and critical dimensions between buildings and other site improvements. | <input type="checkbox"/> | n/a |
| l. Existing improvements (buildings, parking, driveways, sidewalks, signs, fences, walks etc.) within two hundred (200) feet of all property lines. | <input checked="" type="checkbox"/> | |
| 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/a |
| n. Recorded easements. | <input checked="" type="checkbox"/> | n/a |
| Building Plans | | |
| a. All architectural building elevations (front, sides and rear). | <input checked="" type="checkbox"/> | na |
| b. Type of surface material and design of all exterior surfaces. | <input checked="" type="checkbox"/> | na |
| c. Dimensioned floor plans. | <input checked="" type="checkbox"/> | na |
| Access, Parking and Circulation | | |
| a. Existing and proposed rights-of-way for all abutting roads. | <input type="checkbox"/> | 32 Mile Rd |
| 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 checked="" type="checkbox"/> | |
| 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"/> | n/a |
| 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"/> | n/a |

| | 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 type="checkbox"/> | n/a |
| d. Greenbelts, walls and/or berm details (provide at least one cross-section for each type used.). | <input type="checkbox"/> | n/a |
| e. Treatment of all undeveloped areas (such as seeded, sodded, plantings, maintenance or other). | <input checked="" type="checkbox"/> | |
| f. Trash receptacles and method of screening. | <input checked="" type="checkbox"/> | |
| g. Site lighting details (location, height, type, intensity and shielding). | <input checked="" type="checkbox"/> | narrative |
| h. All signage to be located on site (including location, size, height, area of sign surface, and illumination). | <input checked="" type="checkbox"/> | narrative |
| i. Location and extent of wetland areas or floodplains (if applicable). | <input checked="" type="checkbox"/> | narrative/site plan |
| Other Information | | |
| a. Location of all site utilities, including well or septic system. | <input checked="" type="checkbox"/> | |
| b. Site drainage characteristics and improvements. | <input type="checkbox"/> | n/a |
| c. Park or recreation areas (show boundary and size in square feet). | <input type="checkbox"/> | n/a |
| d. Fences, screen wall or similar structure (location and details). | <input type="checkbox"/> | n/a |
| 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"/> | n/a |
| 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"/> | n/a |
| 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"/> | n/a |
| h. List of hazardous substances used, stored or generated at the proposed facility. | <input type="checkbox"/> | n/a |



Wade Trim, Inc.
555 S. Saginaw Street, Suite 201 • Flint, MI 48502
810.235.2555 • www.wadetrim.com

April 22, 2024

Armada Township
23121 East Main Street
Armada MI 48005

Attention: Cris Martin
Planning & Zoning Administrator

Re: Special Land Use Review – 16191 32 Mile

Dear Cris Martin:

Applicant Jodie Kinney is requesting the special land use as an Agri-Business Value Added Farming Operation for an event barn to be located at 16191 32 Mile Road. The subject property is located on the Township boundary just north of Ray Township to the south of 32 Mile Road. To assist the Planning Commission in evaluating the requested special land use, we have prepared a detailed review of this request. For your reference, below is a table summarizing the proposal and key facts:

| Summary of Facts | |
|--|---|
| Property Address: | 16191 32 Mile Road |
| Applicant/Property Owner: | Jodie Kinney – Trillium Farm |
| Property ID: | 13-02-31-400-004 |
| Property Size: | 10 Acres |
| Property Frontage: | 32 Mile Road & Riverbend Lane |
| Proposed Use of Property: | Agri-Business Value Added Farming Operation for an event barn |
| Existing Zoning of Property: | R-1 Residential District |
| (Enclosed is the SLU Development Pattern Exhibit A showing the subject property and surrounding area as an aerial map, current zoning map, future land use map, and soil map. | |

HISTORY

The Planning Commission made an interpretation based on Sec. 8.01.B.2.I to consider an event barn as similar to the other acceptable value-added farming operation uses. The Planning Commission determined it would be most appropriate as a Special Land Use and would require Site Plan Approval.

ANALYSIS

To assist the Planning Commission in their decision making, provided is information from the zoning ordinance regarding the standards associated with the appropriateness of the requested special land use. Please note, at this time the applicant has not applied for site plan approval and if the Planning Commission is considering action tonight that should be a condition of the approval. A full site plan review will be conducted upon application in review with all site plan informational requirements and all zoning ordinance requirements.

In review of the Zoning Ordinance requirements specific to the proposed use below are comments regarding compliance with Section 8.01.B regarding Agri-Business Operations:

1. The applicant is an existing farming operation for bee keeping and flower harvesting conducted onsite.
2. Sec. 2.k. It is required that 50% of the farm products processed is grown by the operator. A stronger commitment to the use of the flowers on the subject property to support the event barn would make it clearer if compliance is met. It would also be encouraging if it was clear that various planting areas would provide blooms throughout the proposed operating season May thru October.
3. Sec. 3.b. It is required when an ancillary use is not completely enclosed in a permanent structure a setback of 100 feet from any property line is required. It would appear the proposed tent area is over 112 feet from the property line to the north.
4. Sec. 5. It is required that pedestrian pathways from designated activity areas are provided and some form of separation (fence, curbing, landscaping, etc.) must be proposed. There is conflicting information between the two sketches showing parking lot areas, but in both plans pedestrian pathways are shown from the parking lot the event space. It is unclear based on the provided information what method of screening is proposed.
5. Sec. 6.a. The minimum required parking spaces is calculated at a ratio of one parking space per 150 square feet of building area. Based on the proposed site plans only 4,500 square feet of the existing barn is proposed for event space, with an unclear area coverage of the largest proposed tent (tents though temporary are still a building). The minimum number of parking spaces would be 30 parking spaces. It is unclear on the proposed level of phasing for parking lot expansion to verify compliance. The applicant in their narrative indicate they propose a total of 50 parking spaces at this time, it is best if this is also indicated on the submitted plans.

The minimum parking lot size is 2,500 for every ten parking spaces in the gravel parking lot. Based on conflicting and missing information to verify size requirements. In general, it would appear there is sufficient area that can be verified during the site plan review process.

The composition of the proposed gravel parking lot area is unclear to verify compliance with stripping, grading, and material requirements.

Sec. 6.b. It would appear the proposed access gravel road parallel to Riverbend Lane is only 12 feet but is required to be 20 feet from the right-of-way. In addition, it would not appear all proposed future parking lots are located 100 feet from the property line. The proposed parking lot D would only be located 65 feet from the property line to the north. The proposed parking lot A and B would be located within 22 feet of the east property line (Riverbend Lane). In addition, it is unclear what screening is proposed from surrounding residential properties to the north and south.

6. Sec. 7 Conditions regarding the approval of the proposed special land use related to lighting, Macomb County Road Commission, and emergency access plan is unclear due to missing information. The applicant in their narrative indicates no noise is proposed outside of the event barn space, the Planning Commission will need to determine if that is acceptable.

SPECIAL LAND USE REVIEW STANDARDS

Standards for the review of rezoning requests are outlined in Section 16.01 of the Armada Township Zoning Ordinance. Standards one through eight must be found in support to justify an approval, while at least one standard must be identified to justify a denial. Attached are the standards for the social land use review for your consideration.

We look forward to a discussion on the upcoming rezoning request at the next Planning Commission meeting. If you have any questions, please do not hesitate to contact me at 810.620.0086 or by email chabben@wadetrim.com.

Very truly yours,

Wade Trim, Inc.

A handwritten signature in black ink, appearing to read "Caitlyn L. Habben".

Caitlyn L. Habben, AICP
Professional Planner

CLH:kmk
ARA6000.24F
[SLU Review Ltr.docx](#)
Attachment

cc: Planning Commission



Special Land Use Development Pattern Exhibit A

| | |
|------------------------|--------------------|
| Location/Address | Jodi Kinney |
| Project Name/Applicant | 16191 32 Mile Road |
| Application Date | April 10, 2024 |



Armada Township

Aerial Map



Zoning Map





Special Land Use Analysis

| | |
|------------------------|--------------------|
| Location/Address | 16191 32 Mile Road |
| Project Name/Applicant | Jodie Kinney |
| Application Date | 4-10-2024 |



Armada Township

Below are the standards associated with the findings of fact for special land use for the township's consideration. These standards are in Section 16.01 of the Zoning Ordinance. All standards need to be found in support to justify an approval while at least one standard must be stated to justify a denial.

| | |
|---|--|
| Standard 1. The proposed special land use shall be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located. | |
| Findings of Facts: | <p>The subject property is 10 acres.</p> <p>The applicant indicated that a size capacity would be maintain, but it is not clear on the total number of people would be provided for.</p> <p>It is unclear with the potential tent space in addition to the physical venue the capacity limit or if two events could go on at the same time for different clients.</p> <p>The subject property has single family residential homes to the north and south.</p> <p>The applicant is located on a primary paved road 32 Mile, but access is proposed primarily off a local road Riverbend Lane which is paved.</p> |
| Planning Commission Thoughts: | |
| Public Hearing Comments: | |
| Standard 2. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic. | |
| Findings of Facts: | <p>The applicant is located on a primary paved road 32 Mile, but access is proposed primarily off a local road Riverbend Lane which is paved.</p> <p>It is unclear the total number of parking areas for phase 1 verse other expansions. It would appear some of the parking lots are located too close to the property lines without clear screening measures to residents to the north and south.</p> <p>The applicant proposes pedestrian pathways from the parking lot to the venue. The surface material and divider from other areas is unclear.</p> <p>It is unclear the traffic circulation onsite and the proposed capacity of vehicles. In some situations of hundreds of cars parking attendance to help ensure order entrance and exit may be appropriate.</p> |
| Planning Commission Thoughts: | |
| Public Hearing Comments: | |

| | |
|---|--|
| Standard 3. The proposed use shall be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibration, smoke or lights. | |
| Findings of Facts: | The proposed screening from neighboring residential properties is unclear or none are proposed. It is required screening is provided for parking lot areas. Noise, dust, and lighting could be come from parking lot areas. There is missing clarification of the gravel surface of the parking lot and maintenance of the parking lot to ensure dust is minimized onsite. The applicant has indicated no sound equipment shall be outside the event barn. |
| Planning Commission Thoughts: | |
| Public Hearing Comments: | |
| Standard 4. The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value. | |
| Findings of Facts: | There is not enough information provided to understand proposed fencing or landscaping. The applicant is proposing to use existing structures excluding a temporary tent which size and height is unclear. |
| Planning Commission Thoughts: | |
| Public Hearing Comments: | |
| Standard 5. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses in regards to prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township. | |
| Findings of Facts: | The applicant is located on a primary paved road 32 Mile, but access is proposed primarily off a local road Riverbend Lane which is paved. The subject property has residential homes to the north and south. The surrounding properties within Armada Township are zoned R-1. |
| Planning Commission Thoughts: | |
| Public Hearing Comments: | |
| Standard 6. The proposed use is necessary for the public convenience at the proposed location. | |
| Findings of Facts: | |
| Planning Commission Thoughts: | |
| Public Hearing Comments: | |

| | |
|--|--|
| Standard 7. The proposed use is so designed, located, planned and to be operated that the public health, safety and welfare will be protected. | |
| Findings of Facts: | The applicant is located on a primary paved road 32 Mile, but access is proposed primarily off a local road Riverbend Lane which is paved. The total proposed capacity for phase 1 is unclear. |
| Planning Commission Thoughts: | |
| Public Hearing Comments: | |
| Standard 8. The proposed use shall not be detrimental or injurious to the neighborhood within which it is to be located, nor shall such use operate as a deterrent to future land uses permitted within said zoning district, and shall be in harmony with the general purpose and intent of the Zoning Ordinance. | |
| Findings of Facts: | The subject property has residential homes to the north and south. The surrounding properties within Armada Township are zoned R-1. The proposed phasing is unclear to verify if parking lots are in compliance, further no screening clarification is provided. |
| Planning Commission Thoughts: | |
| Public Hearing Comments: | |

10a

Planning - Armada Twp

From: Kevin Kanehl - Armada FD
Sent: Thursday, April 11, 2024 4:07 PM
To: Planning - Armada Twp
Cc: Collin Myny - Armada FD
Subject: Re: SLU Application 16191 32 Mile Trillium

I see no problem in being granted special land use but prior to any construction/renovation approval she would have to follow the fire department plan review requirements. This includes floor plan and site plan and other documents required as they will have to alter interior and add fire separation.

The reasoning for needing a licensed architect or engineer is to provide complete set of plans stamped and signed. The architects or engineer will have to sign that they are following all applicable building and fire codes, so they may find that something is required that we did not discuss. We met out there to discuss some of the obvious requirements that would be needed, this included a design by licensed architect or engineer meeting all building and fire codes for assembly use occupancy. This signature/stamping is that person or firm taking responsibility if something were not to be constructed to code. I understand that they have been working on this for sometime, but we will not be lessening the requirements, especially being an assembly occupancy converted from an older barn where limited fire protection is available.

Respectfully,

Kevin Kanehl
Fire Marshal



23175 Armada Center Road
Armada, MI 48005
Office: 586-784-9464 Ext 2
Fax: 586-784-8586
Website: www.armadatwp.org

From: Planning - Armada Twp <planning@armadatwp.org>
Sent: Thursday, April 11, 2024 2:06 PM
To: Habben, Caitlyn <CHabben@wadetrim.com>; Kevin Kanehl - Armada FD <firemarshal@armadatwp.org>
Subject: SLU Application 16191 32 Mile Trillium

Caitlyn

Attached is the documentation I have been provided for the Trillium Wedding Barn. I am including email exchanges that will provide you with a history of the project. Read the emails from the bottom up. The document labeled Trillium Site Plan for SLU is the site plan she submitted. Note that she did hand draw in where her existing septic field is on the hard copies, it is NOT shown on the electronic version.

Jodie did also email me what she had from her engineer, it is NOT stamped.

There is a partial floor plan / code analysis, and a hand drawn site plan, but she noted that there are items on the site plan that she said were never discussed with her, and that our Building inspector and Fire Marshal never told her would be required.

Kevin

I know you have been out to Trillium for an informal discussion and walkthrough. She is finally applying for the Special Land Use.

I have told her that she will still need to get site plan approval if the SLU is granted.

Cris Martin
Armada Township
Planning & zoning
586-784-5200

Planning - Armada Twp

From: Planning@armadatwp.org
Sent: Monday, November 14, 2022 10:00 AM
To: Jodie P Kinney
Subject: RE: 16191 32 Mile - Trillium Farm Events

Hi Jodie

The Fire Marshal is Kevin Kanehl (pronounced canal) 586-784-9464 I believe it is prompt 2.
His email is firemarshal@armadatwp.org

Note I believe he is out sick today, but you can email.

Cris

From: Jodie P Kinney [REDACTED]
Sent: Monday, November 14, 2022 8:31 AM
To: Planning@armadatwp.org
Subject: Re: 16191 32 Mile - Trillium Farm Events

Good morning Cris. The fire Marshall and I spoke at length last week and was going to e mail me. I haven't heard from him to set up a meeting at the farm. I'd like to reach out to him but we got so caught up in our conversation that I did not get his contact information and embarrassingly, I can't recall his name 🙄. Will you please pass that information on to me so I can contact him? Thank you. Jodie

Sent from my iPhone =^..^=

On Nov 7, 2022, at 10:15 AM, Planning@armadatwp.org wrote:

Hi Jodie

It is Sara's son who has a drone. I have cc'd her here.

Cros

From: Jodie P Kinney [REDACTED]
Sent: Friday, November 4, 2022 12:31 PM
To: Planning@armadatwp.org
Subject: Re: 16191 32 Mile - Trillium Farm Events

Thanks so much for the summary Chris. We are working on things and hope to get back with you shortly. Carol tells me your son has a drone and may be interested in getting us and actual shot of the farm. If this is correct do you know what his fee would be and his availability.... Thanks again! Enjoy your weekend. Jodie kinney

Sent from my iPhone =^..^=

On Nov 3, 2022, at 1:13 PM, Planning@armadatwp.org wrote:

Jodie

To follow up from the meeting last night, in order to move forward, and after you meet informally with the fire marshal (with the floor plan), the planner has provided what will be needed below.

Note that once you come in with the building alteration plans for pulling the permits, there will be a fee for the fire marshal's official walkthrough.

The cost we will need to collect for the SLU hearing is:

Special Land Use

Planner fee - \$600

Engineer review – \$170 plus \$100 (\$10 per acre)

Publication – \$300

Administration \$150

For a total of \$1320

Please let me know when you hear from the Fire marshal. I know the day I gave him your info was the start of his off time.

Cris Martin

Planning & Zoning Administrator

Armada Township

586-784 5200

From: Laura Haw <LHaw@mcka.com>

Sent: Thursday, November 3, 2022 9:57 AM

To: Planning@armadatwp.org

Cc: dj kehrig [REDACTED]

Subject: 16191 32 Mile Trillium Farm Events

Morning Cris,

To just recap the Commission's discussion last night - to move Jodie to the next square, she would need to submit the following:

A special land use application with the fees (use is considered a special land use per section 8.01(B)(2)(L) of the Zoning Ordinance).

The site plan submission requirements are listed on page 76 of the Zoning Ordinance (this she already had a great start on). The following details would need to be listed on either the site plan OR within the narrative:

1. Indication of the buildings / outdoor space that is to be used as the event space vs. the space dedicated to farming operations.

2. Description of the operation, including:
 1. If it is 3-season or all year
 2. Days of operation (ex: week vs. weekend)
 3. Hours of operation: including the time for deliveries and set-up / breakdown and when outdoor music/bands would be allowed
3. How trash will be collected and disposed of.
4. Restroom facilities.
5. Number of parking spaces and their dimensions.
6. If any outdoor lighting is proposed.
7. Setbacks.
8. Access points (for vehicles) and any new driveways.
9. Signage (if proposed).
10. Where any outdoor tents would be located.
11. Add a note that not expansions to the buildings are not proposed at this time.

This should give Jodie a start on crafting that site plan / narrative.

Thanks,
Laura

Laura E. Haw, AICP, NCI

—
Senior Principal Planner

MCKENNA

O 248.596.0920 | **C** 734.347.2896 | **F** 248.596.0930
235 East Main Street, Suite 105 | Northville, MI 48167
lhaw@mcka.com | mcka.com

FACEBOOK | LINKEDIN



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Planning - Armada Twp

From: Planning@armadatwp.org
Sent: Friday, October 28, 2022 10:58 AM
To: Jodie P Kinney
Subject: RE: 16191 32 Mile Road

Jodie

It can't hurt for you to be at the meeting and you may leave the meeting with a clearer understanding of what steps you need to take to move forward.

My belief is that in addition to the site visit by the fire marshal, you will need a professionally drawn site plan at a minimum. I am just not sure if it will need to be your entire parcel or only the area that will be used for this activity. Whether you need a zoning variance or rezoning is the other question I hope the board can clarify.

Laura still may have notes from your meeting. She has just not responded to my attempts to discuss this matter yet.

Hope we can talk soon.

Cris Martin
Planning & Zoning Administrator
Armada Township
586-784-5200

From: Jodie P Kinney [REDACTED]
Sent: Thursday, October 27, 2022 5:04 PM
To: Planning@armadatwp.org
Subject: Re: 16191 32 Mile Road

Hi Chris, thank you for the update. I look forward to hearing from the fire Marshall and do understand the need for him to have a close look.

I am certainly not privy to nor knowledgeable about the protocols for such meetings regarding a written record or notes. However, I'm quite confused as to why Laura wouldn't have a very exact and clear memory of our meeting and precisely what was discussed and what she concluded to be an alternative and personally offered it up at the meeting.

I must again claim naïveté when it comes to the entire process set before me. Would it be at all beneficial for me to attend the November meeting to answer any possible questions the board might have? I am willing to do whatever is expected or required of me and beyond to help the process. Please let me know your thoughts, any thoughts would be great. I'd love to garner an education in this area!

Again, I do appreciate your getting back with me as I am very anxious about all of it and hearing from you helps to calm that a bit. Have a nice weekend. I hope to talk with you soon.

Sincerely,
Jodie

Sent from my iPhone =^..^=

On Oct 27, 2022, at 4:02 PM, Planning@armadatwp.org wrote:

Hi Jodie

I was unable to get a response from our planner on any notes from your pre-planning review, but I put you on the November 2 Planning Commission agenda in the correspondence and information section. This means no action can be taken, but my intent is to push a discussion that will result in the commission providing a series of next steps for you.

I also talked to our Fire Marshal, and he will be giving you a call to set up a time for him to take an informal walk-through so he can let you know what steps will be mandatory from a fire safety perspective in order to get you approved. I feel this is the first step, as he needs to verify the space you have is adequate for fire equipment turn-around, and whether fire suppression or sprinklers will be needed, etc. I would hate for you to spend any money with the township only to find out later that safety requirements might push this beyond your budget. I hope not, but let's make sure.

If you can verify that you are still reachable at [REDACTED] I will provide that information to our Fire Marshal Kevin Kanehl.

Cris Martin
Planning & Zoning Administrator
Armada Township
586-784-5200

From: Jodie P Kinney [REDACTED]
Sent: Thursday, October 20, 2022 4:26 PM
To: Planning@armadatwp.org
Subject: Re: !6191 32 Mile Road

Thank you for the response. I will wait to hear from you.

Jodie

Sent from my iPhone =^..^=

On Oct 19, 2022, at 9:16 AM, Planning@armadatwp.org wrote:

Hi Jodie

I read your letter and the exclamation point added character in my opinion. 😊

It is true that I can find no written summary of the meeting held. I was able to find notes on the original request that talked only about re-zoning, and your letter of October 27 asking for a preplanning meeting, as well as a copy of your check paying the fee for that meeting.

I will take this forward with the planner. It is too late to get anything on the November agenda officially, but I will find out if it can be discussed generally and let you know.

Kind Regards
Cris Martin
Planning & Zoning Administrator
Armada Township
586-784-5200

From: Jodie [REDACTED]
Sent: Tuesday, October 18, 2022 5:30 PM
To: planning@armadatwp.org; supervisor@armadatwp.org
Subject: I6191 32 Mile Road

Good Afternoon Chris, After speaking with John Paterek, I was advised to forward this email to you. It was a brief exchange between Christine and myself refering to what was said at the meeting I had with she and the planner and her reply.

I send this with some background information to give you some idea of where we are and how we got here. I presented an overview of my proposal to the planning commission in October of 2021 at a public meeting. It was received well. Given the location on 32 Mile Road and the ever encroaching commercial businesses in the immediate area it was agreed that the idea was viable. However, at the meeting it appeared at first blush, that a zoning change might be the only avenue open to us. Since this was public meeting I could not take too much time nor gather my thoughts in an intelligent enough manner to seek alternative suggestions at the time. After some discussion, my family and I thought we might try to find a more palatable option other than re-zoning. I requested and paid the fee for a meeting with the township planner, Laura. On Monday afternoon, November 8, 2021, I met with Laura and Christine White to discuss in depth what alternatives I might have available to me to have the above property used as an event or banquet facility. John attended this meeting as well as an interested spectator. I was looking for a "softer option". I was looking for official and professional insights as to something other than re-zoning. I did not want to upset the surrounding neighbors or community with a zoning change such as commercial. My intent was, and is, to keep this property in it's present state without having to change it's historical character or value to the community.

In order to keep this property in my family I need to find a way to generate income to cover the ever increasing expenses related to the ownership of such a property. There is nothing like it in the county. After in depth research, it appears to have been built in 1831 rather than 1854 making it the oldest standing wooden residence in the county. I want to do the least impactful and most thoughtful thing while still being afforded the opportunity to keep it and share it with patrons at the same time. I relied upon this meeting to hopefully garner an alternative option. I was not disappointed. After a lengthy meeting and Laura reviewing the township ordinances in great detail a solution was offered. It all happened very organically, both Christine and Laura knew the parcel was 10.20 acres. It was presented to me by Christine and Laura that if the property were defined as a farm or some type of agribusiness, we could also have the venue operate as an added farming value. It was very matter of fact, "yes that would work." We were thrilled. We started moving forward to meet this requirement.

Over the next several weeks I made numerous inquires with the state of Michigan as well as the MSU extension programs. I was explicit in what I had been told by the township. I was advised by multiple people in the profession that under the true USDA definition of a farm I would have to produce an agri-product that, when sold would earn at least \$1,000.00 per year. We planted dahlias on the farm as well as other flowers and in fact were able to earn a little over that required amount. We were on track to do what we were told to do.

We lost my mother in the early spring which impacted me greatly. I slowed my pace while trying to move forward and I am just now getting back to some point of normalcy. I inform you of this only to explain the lag in my pursuing this as passionately as I otherwise would have had my mother still been here.

It appears there is no record of the meeting that I had with the planner and that Christine is no longer with the township. While the attached e mail is not anywhere near a transcript or notes it does verify the underlying outcome of our meeting. I understand that Laura is still there and my hope is that she will certainly recall what was discussed and proposed at our meeting in October of 2021. Laura read the ordinances and discussed them with Christine and myself. (I must admit I contributed very little other than a few questions. This is new to me and somewhat out of my depth, thus the need for the meeting). The outcome was as I previously described. I was told that the farm designation would make this path less costly, less time consuming and generally more user friendly. I was told we could avoid paving a parking lot and thereby no retention ponds. I was told we could have a gravel lot. We have been clearing an area for the parking in anticipation of moving forward. We have taken out trees etc. We are doing this on our own. We are working tirelessly in the evenings and on weekends toward this goal as hiring out things like this is beyond our financial reach. I was told the site plan would have far less requirements and restrictions than having it re-zoned. My point is, this was discussed in detail. It was discussed factually and not just a cursory manner. It was the entire purpose of the meeting. Had this not been the outcome of the meeting and re-zoning the only option I would have started that process a year ago.

I am now looking for some direction. I am trying to find some answers as to how we can accomplish this goal with some creativity, commonality, flexibility and a realistic plan to realize this wonderful idea. We have declined 80 inquiries to set wedding dates at the farm because we want to be respectful of the process and have a wonderful working relationship with the township. I again look to the township. I hope that you are able to guide us and assist with this endeavor and help us expedite this process in the best way possible.

I am available to meet anywhere at anytime and look forward to working with you and the township.

Sincerely,

Jodie P. Kinney

-----Original Message-----

From: Planning@armadatwp.org

To: 'Jodie [REDACTED]'

Sent: Thu, Jan 20, 2022 2:57 pm

Subject: RE: Venue

I would direct you to the ordinance book: section 8. The wedding venue would be a value added farming operation. Thus a bona fide farm would need to be established. Also the definition section in the zoning ordinance book includes farm, farm product, and farm buildings.

-----Original Message-----

From: Jodie P Kinney [REDACTED]

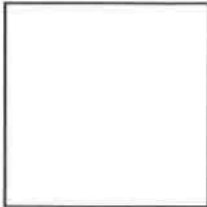
Sent: Thursday, January 20, 2022 12:23 PM

To: Planning@armadatwp.org

Subject: Venue

Hi Christine, I hope this finds you well. We've had a difficult couple of months. I have contacted several people at the MSU Extension and have explained to them what we are attempting to accomplish with the 32 Mile Road property. I have been told that the state of Michigan does not designate a "farm" as such unless it is a "centennial farm". There are tax credits that apply to farmers making a certain level of income but otherwise there is no such recognition by the state. I have spoken with supervisors and directors with vast experience and they have all asked me to get some clarification from the township as to precisely what "designation" is needed for the property to be deemed a farm by the township so we can move forward in our quest. So, that is the purpose of this email. If you or anyone there can shed some light on what we need to do I would greatly appreciate it.

Sent from my iPhone =^..^=



This email has been checked for viruses by Avast antivirus software.
www.avast.com



Wade Trim, Inc.

555 S. Saginaw Street, Suite 201 • Flint, MI 48502
810.235.2555 • www.wadetrim.com

April 22, 2024

Armada Township
23121 East Main Street
Armada MI 48005

Attention: Cris Martin
Planning & Zoning Administrator

Re: Zoning Ordinance Update

Dear Cris Martin:

To continue our zoning ordinance update with Armada Township provided is information for your review. The audit analysis provides a list of potential changes the Planning Commission may want to make to the zoning ordinance. We will go based on a majority of the Planning Commission for decisions. The next step in the process is then to develop a draft 1 to show what ordinance would look like based on those decisions discussed in the audit. The Articles we will review are listed below:

- Nonconformities
- Zoning Board of Appeals

At the following meeting, assuming there are not too many items on the agenda is to review draft 1 of the above documents and start 1-2 additional audit reports. Please note, we do plan on doing part 2 of training, but will conduct that when there are no other items on the agenda to discuss.

Very truly yours,

Wade Trim, Inc.

A handwritten signature in black ink that reads 'Caitlyn Habben'.

Caitlyn Habben AICP
Professional Planner

CH:reb
Ara6001.01f
20240422_Armada Township_Martin-ltr.docx

cc: Planning Commission

Armada Township - Audit Analysis Report

| Topic | Comment | Decision/Thoughts? |
|-----------------------------------|---|--------------------|
| Article 17 Nonconformities | | |
| 17.00 Purpose | <ol style="list-style-type: none"> 1. Modify title to be purpose. 2. Recommend re-phrasing purpose to allow for the continued existence of nonconformities with the intent they will be eliminated over time to protect the public safety welfare, conform with community aesthetics and characteristics. 3. Recommend ref of Michigan Zoning Enabling act which has nonconforming requirements. | |
| New Nonconformity | Clarify what is a nonconforming use, lot and building verse illegal. Clarify if pending project construction are they grandfathered or not? | |
| 17.01 General | Propose relocate into the sections about nonconforming buildings and nonconforming uses. Have all language together. | |
| NEW Type A or B | <p>Some communities have a type A verse B. This provides more flexibility to nonconforming buildings and or uses to continue or be reconstructed.</p> <p>Commonly requires a PC public hearing for special status.</p> | |
| 17.02 Nonconf Use | <ol style="list-style-type: none"> 1. Clarify want to allow one change in use to another – still? 2. Clarify for a change in use it always requires a PC review. Is there an existing application for it? Clarify application process (timeframe, req info, etc. if not on form). 3. Would recommend adding a standard for approval to include not impact the surrounding area by increasing the intensity. 4. Consider adding size of the nonconforming use as part of the criteria for not expanding. 4. Due to taking concerns, no longer can have a waiting period for abandonment. We recommend our standard language of the amendment process public hearing and based on finds, typically determined by ZBA or PC. 5. Clarify an increase in nonconforming use can also include intensity of operation, hours of operation, number of services, etc. in addition to gross floor area. 6. Clarify nonconforming use occupying a building if destroyed do they have the same replacement requirements as nonconforming buildings? It is common. | |
| New SLU | Clarify process for how to deal with nonconforming uses that would now be permitted as a special land use. Common approach is to have them go thru the SLU process with PH when there is a change. | |
| 17.03 Nonconf building | <ol style="list-style-type: none"> 1. It is not common to restrict the maintenance to 30% of assessed value. 2. It is common the assessed values do not include the foundation. Relocate into separate heading (more on this later). 3. Recommend simplifying language for additions. Add a diagram to explain. There are three common approaches. Bulk of building allowed. 4. Clarify the same treatment applies to buildings and structures (signs, fences, etc.). | |

Armada Township - Audit Analysis Report

| Topic | Comment | Decision/Thoughts? |
|---|---|--------------------|
| | 5. Some communities allow special treatment of single family nonconforming buildings. They can be rebuilt in same foot print, or not increase nonconformity. Allow 1 yr + 1 yr extension and granted by who: admin, PC, or ZBA? | |
| New Moved buildings | 1. Add provision that clarifies structures or building moved into the township shall meet all requirements.(relocate from 17.03.C) 2. Clarify what to do when a building holding a nonconforming use is proposed to be moved. | |
| New Repairs and Maintenance | Upon relocation to clarify how maintenance of nonconforming uses in buildings and nonconforming buildings should be treated. 1. The current portion is 75% of assessed value. Can keep or consider range is 55 – 75% of value OR actual physical area of building. Physical area can be easier to estimate between mutual parties. 2. Clarify if damage exceed exemption must meet full requirement. 3. Clarify if a period of time action to remediate must be taken otherwise full compliance is required. Similar to validity of permits granted. It is common to allow 1 year. | |
| New Abandonment | 1. As mentioned earlier establish a new section to determine abandonment. Usually requires ZBA public hearing, and list of factors to help determine it is no longer in use. | |
| 17.04 Nonconf Lots | 1. Unique approach to nonconforming lots. Has it been working? 2. We do not recommend the continuation of zoned lots allowing contiguous lots under common ownership to be 1. 3. Clarify what a nonconforming lot is width, area, and frontage. | |
| New Other Nonconf | Consider adding language here or as a cross reference regarding how to deal with nonconforming parking lots (sec6.01A), signs (separate ord?), exterior building appearance, exterior lighting, and landscaping. | |
| Article 18 Zoning Board of Appeals | | |
| 18.00 Preamble | 1. Consider adding the tolerance of nonconformities to be allowed to existing, but have their eventual removal. 2. Relocate ZBA membership to separate section. 3. Could simplify the language for alternative ZBA member. 4. Add clarification of definition of “conflict of interest”. Clarify removal process who holds the public hearing? – Alternative could handle in bylaws for ZBA (not required like PC) | |
| New Duties | Have a comprehensive list of duties. Common other ones not specifically mentioned in this article interpretation of zoning district boundary, interpretation of uses not listed, interpretation of zoning provision. | |
| New Meeting Conduct | Sometimes located in separate bylaws, but rules of conduct can also be in the zoning ordinance. Clarifying the flow of a meeting. | |
| 18.01 Appeals | 1. Clarify process could be different for appeal admin decision vs PC decision. | |

Armada Township - Audit Analysis Report

| Topic | Comment | Decision/Thoughts? |
|--------------------|---|--------------------|
| | <ul style="list-style-type: none"> 2. Could simplify wording of process and submittal of application. Clarify public hearing procedure/ cross ref to admin article. 3. Could clarify what information is required to be on an application. 4. Add standards for the basis of a decision. 5. It is common to have a timer for an appeal. Industry standard is 30 days from written decision (minutes or letter notification or worksheet) 6. Clarify who has the right to petition for an appeal. Aggrieved party 7. Add statement ZBA can fully overturn. | |
| 18.02 Variance | <ul style="list-style-type: none"> 1. Clarify term is non-use variances. All section can require a variance rather than just dimensional ones. Clarify use-variances are not allowed. 2. Consider modifying required information to be at a read-able scale, existing site conditions be provided. 3. Recommend relocation of PH procedure to be in admin & enf article 4. Removal 45 day decision timer. 5. Consider removal of in writing notification of decision. Consider other alternatives or simple language decision provided in writing. 6. Clarify conditional variance approval requirements. 7. Clarify a 2/3 vote of membership is required to pass. | |
| 18.02 NEW signs | Consider having different variance standards for signage vs other non-use variances. (only making you aware of options) | |
| 18.03 Temp Use | <ul style="list-style-type: none"> 1. Verify ZBA wants to keep approving, some communities have PC approve or administrative review for repeat applications (ex. Fire work tents or Christmas tree sales) 2. "2 years" is a long temporary window. More common 6 months – 1 year. Some communities allow yearly renewals to be done administratively if nothing changes. | |
| 18.04 Approval | Broaden language to be for all ZBA variances or temporary uses if they don't enable it within 6 month. More common 1 yr till permit is invalid. | |
| New Interpretation | <ul style="list-style-type: none"> 1. Clarify process for the three types of interpretation (boundary, use, and provision) 2. Required information to process who has right to apply 3. Standards for approval and what can and can't do (ex. Cannot interpret as special land use) | |
| New Re-submittal | Some communities do not allow the same application twice unless factors have changed. (Twp does for rezonings) | |
| New Court Appeals | Clarify next step after ZBA is circuit court of appeals. | |
| | | |
| | | |