



Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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

MINUTES

October 7, 2015 7:00 p.m.

Regular Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approve/Amend Agenda:
5. Approval of Minutes: **Regular Meeting Minutes August 5, 2015**
6. Public Comments
7. Public Hearing
8. Reports and Correspondence
9. Unfinished Business: **a.) Discussion of Cultural Center definition**
b.) Event and Banquet facilities in B-1 and B-2 districts
10. New Business
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: November 4, 2015

Call to order: Chair Kehrig called the meeting to order at 7:00 p.m.

Pledge of Allegiance: Chair Kehrig led the group in the Pledge of Allegiance.

Roll Call: Present: Finlay, Jabara, Wieske, Kehrig, Abercrombie, and LeMieux. Absent: DeCock. Also present: Planner Joe Tangari and Recording Secretary Christine White.

Approve/Amend Agenda: **Motion made by Abercrombie, seconded by Finlay to approve agenda as presented. All ayes: Motion Carried.**

Approval of Minutes: Regular meeting minutes August 5, 2015. **Motion made by Finlay, seconded by Abercrombie, to approve minutes as presented. All ayes: Motion Carried.**

Public Comments: Dennis LaDuke a resident that lives on McFadden between 33 and 34 Mile Roads commented about the 100 ft. setback requirement on ponds, and how it is effecting being able to put a pole barn on his property. He was directed to the Zoning Board of Appeals.

Public Hearing: None.

Reports and Correspondence: Chair Kehrig noted that Planning and Zoning News for June, July, and August. Kehrig also made the commission aware of the last ZBA meeting where Sherman Masonry was granted a fifteen foot variance. **Motion made by LeMieux, seconded by Abercrombie, to receive and file as presented. All ayes: Motion Carried.**

Unfinished Business: **a.) Discussion of Cultural Center definition:** Joe Tangari from Clearzoning presented to the commission standards for Cultural Centers which included specific requirements and conditions. There were also considerations about paved and unpaved roads. He discussed that the definition is too restrictive and difficult to locate a parcel that could border

on residential more than one side. This would be permitted in a B-1 district and would be a special land use in R-1 and AG. The commission discussed that this should be permitted in B-1, M-1, and as a special land use in R-1. It should not be allowed in the AG district. Taking this use out of AG is not being too restrictive. The percentage of perimeter abutting existing single family residential uses was discussed. The proposed percentage of sixty percent versus forty percent was discussed also. The commission would like to see illustrations of lots that show the differences and to see how it would work. The planner will bring illustrations next month. Adjacent properties would be considered abutting properties, which would include properties across a road. A road is not sufficient separation. Ten acres was considered the minimum lot size. The commission also discussed limiting these uses to paved roads. 33 Mile Rd. and Capac Rd. are to be excluded. Specific requirements will specify paved thorough fares in the R-1 district. Steve Nikkel commented on how it is vital to protect the R-1 areas. **Motion made by Finlay, seconded by Jabara, to table for more information next month. All ayes: Motion Carried.**

b.) Event and Banquet facilities in B-1 and B-2 districts: Joe Tangari from Clearzoning presented to the commission an amendment to Section 12.02 by adding item D. Restaurants and Banquet Facilities. He went through the amended text which included a tent is considered an outdoor facility. The minimum land area for a banquet facility where all activities occur indoors shall be one acre. The minimum land area for a banquet facility where some activities occur outdoors shall be ten acres. The Planning Commission shall review the type and arrangement of structures on the property and shall, as a condition of special land use approval, place such constraints on the use as are necessary for the protection of residential neighbors. Discussion of making this a special land use in B-1 since there is no B-2 district was discussed. Re-zoning versus special land use was discussed. If a property is re-zoned, the site plan process and the master plan would apply. If a special land use is given the commission has more power to put conditions on. Steve Nikkel commented that historically special land uses have not been checked on. Nothing was in place previously to monitor them. Chair Kehrig commented that a new process has been put into place for more control. Moving forward special land use permits are being issued. Property size was questioned for well and septic if no water or sewer was available. In general permitted uses are harder to say no to than a special land use.

Motion made by Jabara, seconded by Finlay, to have the planner to bring back more information next month. They want to see what other surrounding townships are doing.

All ayes: Motion Carried.

New Business: None.

PC Projects: None.

Public Comments:

Adjournment: Motion made by Finlay, seconded by Jabara, to adjourn at 8:20 p.m. All ayes: Motion Carried.

Respectfully submitted:

Christine White,
Recording Secretary

Approved:

DJ Kehrig,
Chairperson _____ Date _____