

Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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

MINUTES

November 4, 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 October 7, 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: **Site Plan Review Sherman Masonry/CK Development**
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: December 2, 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, Wieske, Kehrig, Abercrombie, and LeMieux. Absent: DeCock, Jabara. Also present: Planner Joe Tangari and Recording Secretary Christine White. Jabara arrives at 7:05 p.m.

Approve/Amend Agenda: Motion made by LeMieux, seconded by Finlay to amend the agenda by moving New Business before Unfinished Business. All ayes: Motion Carried.

Approval of Minutes: Regular meeting minutes October 7, 2015. Motion made by Finlay, seconded by Kehrig, to approve minutes as presented. All ayes: Motion Carried.

Public Comments: None.

Public Hearing: None.

Reports and Correspondence: Chair Kehrig noted that Planning and Zoning News for September, and a letter from Ray Township. A review from the Fire Department for CK Development was presented to the commission. Kehrig also made the commission aware of the last ZBA meeting where the Clinton's were granted a temporary set-back variance. Chair Kehrig also stated that the definition of a structure should be looked at. **Motion made by Abercrombie, seconded by LeMieux, to receive and file as presented. All ayes: Motion Carried.**

New Business: Site Plan Review Sherman Masonry/CK Development: Mr. Dave Sherman from CK Development presented to the commission his plan to erect a building that is

approximately 11,786 square feet, of which approximately 2/3 will be owner occupied. His intention is to relocate his masonry operation into the building, which will require an indoor and outdoor equipment and material storage, and the use of the interior offices will be used for administrative duties. The time of operation will be Monday through Friday 7 am – 5 pm. This is a vacant parcel, located on Powell Rd. The township engineer is recommending approval of the site plan to be prepared in accordance with the Armada Township Ordinances, which include the Engineering Design and Construction Standards. The Fire Department provided a review of the site plan and noted that a sprinkler/fire suppression system for the site had been flagged. A system is required in utility areas not in the warehouse and if it is less than 12,000 square feet in a use group and fire separated it should be fine. Planner Tangari from Clearzoning presented his review recommending approval of the site plan, subject to the applicant addressing illumination levels at the surface, the location map on the first sheet shows the wrong site, identifying a place somewhere in Shelby Township. The location map on sheet C-3 shows a different incorrect site in Shelby Township. The “future building” indicated on the site plan is not part of this approval and will require its own approval when and if the applicant wishes to construct it. It should be removed from the plan. **Motion made by Abercrombie, seconded by LeMieux to approve the site plan for CK Development subject to providing lighting detail, correcting the location maps, and removing the future building all per the planner review. 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. All uses shall have ingress and egress directly onto a major paved road. No building shall be closer than twenty five feet to any non-residential property line. Where any such use is adjacent to an existing residential use, the setback requirement from any property line shared with the residential use shall be fifty feet. No such use shall be permitted on a zoning lot with greater than sixty percent of its perimeter abutting existing single family residential uses. A bona fide farm shall not be considered a single family residential use for the purposes of this section. For the purposed of this section, uses across a road right-of-way shall be considered adjacent. In the R-1 district, such uses shall not be established on zoning lots less than ten acres in size. It will be a permitted use in B-1, M-1; special land use in R-1. Illustrations of the lots that show the differences, to see how it would work were not provided. Discussion of following the proposed preliminary sewer district took place. The commissioners were split fifty-fifty on if they should or should not follow the proposed district. No decision could be reached. **Motion made by LeMieux, seconded by Jabara, to table until next month for new versions. 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 C. Banquet Halls number three (3.) Where a banquet hall is approved as a special land use, 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 rezoning or allowing a special land use took place. Both ways require a public hearing. Mr. Tangari recommended adopting the standards because there are none. Under rezoning there is too much leeway. A special land use gives more of an advantage to the township. Drive through restaurants was also discussed and how they change the frequency of the establishments. The planning commission would like to see standards for drive through restaurants in a B-2 district.

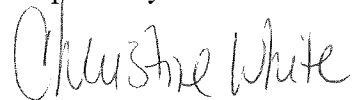
Motion made by Jabara, seconded by Kehrig, to table to set public hearing. All ayes: Motion Carried.

PC Projects: None.

Public Comments: None

Adjournment: Motion made by Finlay, seconded by Abercrombie, to adjourn at 8:27 p.m. All ayes: Motion Carried.

Respectfully submitted:

A handwritten signature in cursive script that reads "Christine White".

Christine White,
Recording Secretary

Approved:

DJ Kehrig,
Chairperson

Date
