



Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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

MINUTES

February 18, 2015 6:00 p.m.

Special Meeting

1. Call to order
2. Pledge of Allegiance
3. Roll Call
4. Public Comments
5. New Business: **a.) Zoning Overlay District**
6. Public Comments
7. Adjournment

Next Scheduled Regular Meeting: March 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, DeCock, Kehrig, LeMieux and Abercrombie.
Also present: Planner Rod Arroyo and Recording Secretary Christine White

Public Comments: Paul Blake thanked the commission for pulling the meeting together and for their time.

New Business:

a.) Zoning Overlay District:

Planner Rod Arroyo went over an ordinance draft titled Special Ancillary Agricultural Uses Overlay District. He read through the statement of intent and went through each section line by line with the planning commission. Through a lengthy discussion on each section which included Uses Permitted, Special Approval Land Uses, Site, Area and Placement Requirements, Event and Hosting Facilities, Special Outdoor Events, and Manufacture of Food and Beverages, including Distillation and Related Packaging of Alcoholic Beverages proposed language and changes were made. Some changes that were discussed are as follows: adding fermentation, brewing, and distillation, improved parking subject to MCDR, new parking areas shall require screening, removal of bed and breakfast, event and hosting facilities will be looked at on a case by case basis by the planning commission, traffic studies can be waived, tents for outdoor events open or closed and weatherproofing, amplified sound setbacks

approved on a conditional basis and if problems occur can be revisited , time of events was changed until midnight, but also could be determined on a case by case basis, specific requirements for manufacturing food and beverages, including the distillation and related packaging of alcoholic beverages include changing four planted acres to 10 planted acres, exception for crop failures from natural disasters, fifty one percent grown by applicant, setbacks could have an exemption for existing buildings, approved on a case by case basis. A possible special provision for signage was mentioned. The Planner will bring another draft copy to the next meeting with these changes for further discussion. The Blake's are to provide information about their current signs and property boundaries to the Planner.

Public Comments: Chair Kehrig apologized for not being at the last meeting and had concern for the definition of a Cultural Center, and suggested that discussion at next meeting was in order.

Adjournment: Motion by DeCock, seconded by LeMieux, to adjourn at 9:10 p.m. All ayes: Motion Carried.

Respectfully submitted:

Christine White
Recording Secretary

Approved:

DJ Kehrig,
Chairperson _____ Date _____