



# Armada Township

## PLANNING COMMISSION

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

Armada, Michigan 48005

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### MINUTES

February 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 January 7, 2015**
6. Public Comments
7. Public Hearing: **Zoning Ordinance Amendments**
8. Reports and Correspondence
9. Unfinished Business
10. New Business: **a.) Zoning Overlay District**
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: March 4, 2015

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**Call to order:** Vice-Chair Ken DeCock called the meeting to order at 7:00 p.m.

**Pledge of Allegiance:** Vice-Chair DeCock led the group in the Pledge of Allegiance.

**Roll Call:** Present: Finlay, Wieske, DeCock, LeMieux, and Abercrombie. Absent: Jabara, Kehrig  
Also present: Planner Rod Arroyo and Recording Secretary Christine White  
Jabara arrived at meeting at 7:53p.m.

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

**Approval of Minutes:** Regular meeting minutes January 7, 2015. **Motion made by Abercrombie, seconded by LeMieux, to approve minutes as presented. All ayes: Motion Carried.**

**Public Comments:** Kristen Cheers addressed the commission about hosting wedding events on a historic property located on 32 Mile Rd. Chris Fix addressed the commission in regard to the zoning of his property located at 71700 Romeo Plank Rd. and was also in support of Kristen's idea. Paul Blake thought the property on 32 Mile Rd. was unique and encouraged Kristen to work with the board to come up with a way to make it work.

**Public Hearing: Zoning Ordinance Amendments. Motion made by Finlay, seconded by LeMieux to open Public Hearing at 7:27 p.m. All ayes: Motion Carried.** The Planner Rod Arroyo, presented to the public and commission the zoning ordinance amendments which include the following: setbacks for artificial wetlands, modify minimum parking space requirements for certain uses, amend the general parking requirements to allow for land banking of unbuilt spaces and regulate parking for mixed use developments, add a definition for a cultural center, and amend provisions for the Township in approving private clubs, fraternal organizations, lodge halls, cultural centers and union halls. He went through each proposed change.

**Public Comments:** Camille Finlay, 20779 32 Mile Rd., presented information in regard to artisan/cultural events/museums and asked the board to vote no on the proposed amendments. Lorraine Young, 72455 McFadden Rd. agreed with Camille Finlay and was concerned with an artisan/museum/cultural center being able to be located within a residential area and parking.

**Motion made by Finlay, seconded by Abercrombie to close Public Hearing at 7:40 p.m. All ayes: Motion Carried.**

**Reports and Correspondence:** Vice- Chair DeCock noted receipt of publication for the Public Hearing. **Motion made by Abercrombie, seconded by Finlay, to receive and file as presented. All ayes: Motion Carried.**

The commission continued with their discussion on the Zoning Ordinance Amendments. Some commissioners shared their views and concerns with the amendments. It was suggested that with the new zoning overlay being proposed, the definition of a cultural center and some of the proposed language in section 16.29 be put on hold until they can figure out the new district. People will have the potential for new options, and some members were not comfortable with the changes until it is worked out. The overlay district was originally brought up to be in the AG district only, but could be in other areas of the township. It is still an open area. Potential of gun clubs, private clubs, etc. in a residential area was a concern. Concern for what potentially they would be allowing into the community was discussed. Through the special land use process the planning commission has the ability to regulate what happens on a particular property.

**Motion made by LeMieux, seconded by Finlay to recommend parts three thru seven of the proposed amendments be approved by the Township Board, and parts one and two be stricken from the amendments. All ayes: Motion Carried.**

**Unfinished Business: None.**

**New Business:**

**a.) Zoning Overlay District:**

Planner Rod Arroyo went over a memo and some handouts that were given to the Planning Commission. It included special agricultural activities in an overlay district, how the overlay district works, and standards to consider when drafting an overlay district. Range of activities to permit, relationship of new activities to agricultural and/or agribusiness activities permitted in the AG district, minimum lot size, setbacks/separation from neighboring uses, access and traffic impacts, road capacity, design, landscaping and screening, and other standards for each use. What potential uses might be considered and which ones are appropriate that might be included in an amendment in an overlay district.

Where in certain agricultural areas within the agricultural district what uses may be allowed subject to special land use. The overlay district sits on top of an existing zoning district so everything existing stays the same. The overlay district modifies by adding or subtracting certain restrictions or uses. It targets those regulations on specific properties within one or more districts, applying to a portion of the agricultural district to allow for an expansion of particular uses. To include many non- traditional components that have evolved, like the economy, agricultural production, and state law changes. There have been requests for changes in uses and the township can use the overlay as a tool to address them. What potential uses and which ones might be appropriate need to be determined and subject to special land use.

The principal use is still agricultural and the overlay district provides ancillary activities accessory to help support the agricultural use, not to take over and be dominant and be something that is a commercial use. These are things that need to be defined. Examples and other ordinances from other

areas were given to the commission for review to consider. This is the beginning of the discussion, to gather information and feedback to come up with a draft. Peter and Paul Blake presented their needs and wants to the commission. The planner asked for direction from the commission to come back with a draft. The commission wants to sit down with the Blake's to come up with more input for an ordinance draft. The Blake's agreed to pay for a special meeting.

**Motion made by Wieske, seconded by Jabara to schedule a special meeting on February 18, 2015 at 6 p.m. to discuss the overlay district.**

**PC Projects: None**

**Public Comments:** Chris Fix spoke about his interest in the overlay district. Peter & Paul Blake spoke about their commitment to the community, and about growing their business now and for future generations. Kristen Cheers believed the overlay district would be a perfect fit for the property she is interested in.

**Adjournment: Motion by Jabara, seconded by Abercrombie, to adjourn at 9:34 p.m. All ayes: Motion Carried.**

Respectfully submitted:

Christine White  
Recording Secretary

Approved:

DJ Kehrig,  
Chairperson \_\_\_\_\_ Date \_\_\_\_\_