



# Armada Township

## PLANNING COMMISSION

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

Armada, Michigan 48005

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

### MINUTES

March 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 February 4, 2015**  
**Special Meeting February 18, 2015**
6. Public Comments
7. Public Hearing
8. Reports and Correspondence
9. Unfinished Business: **a.) Zoning Overlay District**
10. New Business: **a.) Takata**
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: April 1, 2015

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**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, Jabara, Kehrig, DeCock, LeMieux, and Abercrombie.  
Also present: Planner Rod Arroyo and Recording Secretary Christine White

**Approve/Amend Agenda:** Motion made by Finlay, seconded by LeMieux, to move Zoning Overlay to PC Projects. All ayes: Motion Carried.

Motion made by Kehrig, seconded by DeCock, to add b.) Election of Officer's under New Business. All ayes: Motion Carried.

Motion made by LeMieux, seconded by DeCock to approve agenda with the changes. All ayes: Motion Carried.

**Approval of Minutes:** Regular meeting minutes February 4, 2015. Motion made by DeCock, seconded by Abercrombie, to approve minutes as presented. All ayes: Motion Carried.

Special meeting minutes February 18, 2015. Correct time of meeting from 7:00 p.m. to 6:00 p.m.

Motion made by Finlay, seconded by Abercrombie to approve minutes with the correction. All ayes: Motion Carried.

**Public Comments:** Kristen Cheers addressed the commission about hosting wedding events on a historic property located on 32 Mile Rd. She had questions about rezoning to commercial and the process.

## **Public Hearing**

**Reports and Correspondence:** Chair Kehrig noted Planning & Zoning News for January and February, and Place-making Strategy Development Workshop Flyer. **Motion made by LeMieux, seconded by DeCock, to receive and file as presented. All ayes: Motion Carried.**

**Unfinished Business: None.**

## **New Business:**

### **a.) Takata**

Tom Kemp with Kemp Building & Development presented to the planning commission that Takata Safety Restraint Testing Facility would like to build a new 1,800 square foot building addition to what is labeled building C. They would like to add new testing cells to that area. A national recall of airbags is going on and they have been federally mandated to expand their testing ability. Brian Stoner with Takata addressed the commission with information about the recall and the need for this addition. Mr. Joe Tangari from Clearzoning presented to the commission a second review with comments in regard to the site. The site is zoned M-1 Industrial and is surrounded with the same. Setbacks and visibility are further than the minimum. This is an expansion of an existing use, which is permitted in the M-1 district. No new exterior lighting is proposed for the addition. The existing parking is sufficient to accommodate the addition. The proposed construction materials for the walls will be concrete blocks, to be painted to match the existing building. Given the small size of the addition relative to overall existing development on the site, existing screening is adequate. Clearzoning recommended approval of the site plan. There are several outstanding issues with the township engineers. Takata representatives said they would be working with them to correct all the issues. Building permits will not be issued until the township has approval from the township engineer.

**Motion made by Abercrombie, seconded by LeMieux, to approve subject to engineering approval. All ayes: Motion Carried.**

### **b.) Election of Officer's**

**Elections were held at the end of the meeting.**

Every March the planning commission decides a president, vice-chair, and a secretary. Currently D.J. Kehrig is the chair, Ken DeCock is the vice-chair, and Beth Abercrombie is the secretary.

**Motion made by DeCock, seconded by Jabara, to retain current officer holders. All ayes: Motion Carried.**

## **PC Projects: Zoning Overlay District**

Planner Rod Arroyo went over a 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. This is the second draft with all the updates and changes the commission made at last month's meeting. Signage was added to this draft. Some changes to this section are as follows: Planning Commission was replaced with zoning ordinance. Pylon signs were taken out to be consistent with the sign ordinance already in place. Eighty square feet is to be changed to 48 square feet and 64 square feet is to be changed to 40 square feet. Twelve p.m. was changed to twelve a.m. Under Special Outdoor Events, hours could be extended to midnight and would be determined on a case by case basis by the planning commission. How many outdoor events was discussed and was determined that it would be submitted by the applicant and if more were needed they could come back to modify the special land use. Type of events is to be added to number five and moved to the end of the ordinance. The planning commission discussed situations that could occur with compliance to granting a special land use. Adding under section sixteen that all special land uses are to be recorded with the Macomb County Register of Deeds and if violations occur a show cause hearing will be held which could lead to revocation of the special land use. **Motion made by Abercrombie, seconded by Jabara to set the**

**Public Hearing for the text amendments to add article 8A. and to amend article 16 and to amend the zoning map to add Special Ancillary Agricultural Uses Overlay District to the Northwest corner of Capac Rd. and Armada Center Rd.**

**Public Comments: None**

**Adjournment: Motion made by LeMieux, seconded by Kehrig, to adjourn at 9:32 p.m. All ayes: Motion Carried.**

Respectfully submitted:

Christine White  
Recording Secretary

Approved:

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