



# Armada Township

## PLANNING COMMISSION

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

Armada, Michigan 48005

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

### MINUTES

April 1, 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 March 4, 2015**
6. Public Comments
7. Public Hearing: **Rezoning to Add Special Ancillary Agricultural Uses Overlay District, Revisions to Article XVI, and adding four new Special Land Uses**
8. Reports and Correspondence
9. Unfinished Business: a.) Zoning Overlay District
10. New Business
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: May 6, 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, and Abercrombie. Absent LeMieux  
Also present: Planner Rod Arroyo and Recording Secretary Christine White

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

**Approval of Minutes:** Regular meeting minutes March 4, 2015. Motion made by Jabara, no second, to amend minutes to reflect grammatical changes. Motion Failed due to lack of support.

Motion made by DeCock, seconded by Finlay, to approve minutes as presented. All ayes: Motion Carried.

**Public Comments:** None

**Public Hearing:** Motion made by Jabara, seconded by Abercrombie to open the Public Hearing for the text amendments for Article VIII-A-Special Ancillary Agricultural (SAA) Uses Overlay

**District at 7:15 p.m. All ayes: Motion Carried.** Planner Rod Arroyo presented a brief overview of the Overlay District. The township recognizes that the nature of the economy changes over time and that within the agricultural preservation district, commercial activities that are ancillary to a principal agricultural use and not otherwise permitted in the district may be appropriate in certain locations. This district is intended to facilitate uses and applied only to properties where the underlying zoning is AG agricultural preservation. The supplemental uses are under special land use and shall require a site plan, a public hearing, and it is a discretionary decision. Site plans are reviewed against the intent of the ordinance. There is no guarantee of anything being approved. The commission has to determine with each application if it meets the intent of maintaining a rural character and it does not interfere with bona-fide agricultural operations. Event hosting facilities, special outdoor events, manufacturing of food and beverages, including the distillation, fermentation, brewing, and related packaging of alcoholic beverages, year-round kitchens with seating areas and tasting rooms, and ancillary uses similar to those listed as approved by the Township Board are being added. The text involves site, area, placement requirements, parking and signage. It also includes language for recording special land uses and revocation. Many of these uses are already allowed on a limited basis. This is expanding and allowing for additional uses.

Chair Kehrig noted the affidavit of publication notice, and explained that the Agricultural District is the main zoning and that the overlay sits on top of that. All of the uses allowed in the agricultural district still apply. The overlay district that sits on top allows for expanding and additional uses.

Don King 22657 Irwin Rd. asked about the overlay district and if it would cover the entire Blake Farm. It will cover three parcels on the corner of Capac and Armada Center Rd. Mr. King also wanted to know if taxes would be affected for any surrounding parcels. The commission could not predict what an assessor will do, but could not see why an increase would happen.

Chair Kehrig went over an email received by Paul Blake regarding signage, setbacks and screening.

Christine White went over some additional text amendments and changes with the commission.

A revocation clause for all special land uses has been added to the text and it has to be recorded with the Macomb County Register of Deeds. **Motion made by Wieske, seconded by DeCock, to close the Public Hearing at 8:05 regarding the text amendments. All ayes: Motion Carried.**

**Motion made by Jabara, seconded by Abercrombie to open the Public Hearing to amend the Armada Township zoning map as advertised. All ayes: Motion Carried.** The zoning map is being amended to include three parcels of land on the northwest corner of Capac and Armada Center Rd. The parcels total one hundred and fifty nine acres.

This opens the door for special land use approval allowing for flexibility in the agricultural preservation district already identified in the master plan. The site plans applied for will dictate where the activities will take place. Public notices will be sent out whenever an application comes into to the township and a Public Hearing will be held.

**Motion made by Abercrombie, seconded by DeCock to close the Public Hearing at 8:09 to amend the Armada Township zoning map as advertised.**

**Reports and Correspondence:** Chair Kehrig noted a seminar flyer about understanding the site plan review process presented by Rowe Professional Services Company. **Motion made by Jabara, seconded by Abercrombie, to receive and file as presented. All ayes: Motion Carried.**

**Unfinished Business: A.) Zoning Overlay District:** The commission went through the text of the proposed ordinance and made the following changes: Under Section 8A.03 B 1. d.) adding “and county as applicable.” Under the same section number 3. a.) correct typo loading/unloading. Under the same section number 8., strike out complete text and replace with, “ sign illumination may be permitted subject to review of each individual special land use .”

**Motion made by Finlay, seconded by Jabara to strike number 8A .03 F. 8.) and replace it with illumination of signs may be permitted subject to review of each individual special land use application. All ayes: Motion Carried.**

The entire section 16.39 Part 4 Event and Hosting Facilities needs to be re-lettered.

Section 16.40 Special Outdoor Events under F. 3. d.) all temporary structures shall comply with the Township Fire Code; add, “ and Building Codes.”

Section 16.41 Manufacture of Food and Beverages, including the Distillation, Fermentation, Brewing, and Related Packaging of Alcoholic Beverages. 3.a.) Setbacks; add at the end, “ unless the property is zoned with the Special Ancillary Agricultural Overlay District (SAA).”

**Motion made by Finlay, seconded by Abercrombie to add unless the property is zoned with the Special Ancillary Agricultural Overlay District (SAA) to section 16.41, 3a. All ayes: Motion Carried.**

Section 16.42 5a.): Changing the second sentence to read: “Outdoor seating shall be limited to no more than 100% of the indoor seating and the total of both indoor and outdoor cannot exceed 300 people.”

**Motion made by Jabara, seconded by Abercrombie to recommend to the Township Board the ordinance is approved as amended. All ayes: Motion Carried.**

**Motion made by Jabara, seconded by Kehrig to recommend that the Township Board approve the SAA map amendment for all three advertised parcels subject to the Township Board approval of the text amendment. All ayes: Motion Carried.**

**New Business: None**

**PC Projects: None**

**Public Comments:** Peter Blake thanked the planning commission for their help.

**Adjournment: Motion made by DeCock, seconded by Abercrombie, to adjourn at 8:45 p.m. All ayes: Motion Carried.**

Respectfully submitted:

Christine White  
Recording Secretary

Approved:

DJ Kehrig,  
Chairperson\_\_\_\_\_Date\_\_\_\_\_