

# Armada Township

## PLANNING COMMISSION

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

Armada, Michigan 48005

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

### MINUTES

May 6, 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 April 1, 2015**
6. Public Comments
7. Public Hearing
8. Reports and Correspondence
9. Unfinished Business: **Discussion of Cultural Center definition**
10. New Business: **a.) Event and Banquet facilities in B-1 and B-2 districts**  
**b.) General discussion of Sign Ordinance**
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: June 3, 2015

\*\*\*\*\*

**Call to order:** Chair Kehrig called the meeting to order at 7:03 p.m.

**Pledge of Allegiance:** Chair Kehrig led the group in the Pledge of Allegiance.

**Roll Call:** Present: Finlay, Wieske, Kehrig, DeCock and Abercrombie. Absent: LeMieux and Jabara. Also present: Planner Rod Arroyo and Recording Secretary Christine White

**Approve/Amend Agenda:** Motion made by Finlay, no second, to amend agenda by removing number nine. Motion Failed due to lack of support. Motion made by DeCock, seconded by Abercrombie, to approve agenda as presented. All ayes: Motion Carried.

**Approval of Minutes:** Regular meeting minutes April 1, 2015. Motion made by Finlay, seconded by DeCock, to approve minutes as presented. All ayes: Motion Carried.

**Public Comments:** None

**Public Hearing:** None

**Reports and Correspondence:** Chair Kehrig noted a new zoning map for each member from the Planner and noted that Verizon Wireless was seeking a variance from the ZBA on May 27, 2015 for a

cell tower. **Motion made by Abercrombie, seconded by Finlay, to receive and file as presented. All ayes: Motion Carried.**

**Unfinished Business: a.) Discussion of Cultural Center definition:** The definition of a cultural center was looked at previously. A risk of having no definition or falling back to the dictionary definition was discussed. The planner presented the commission with the definition as a building or area used to present exhibits of cultural, science or academic material or fine arts, live theater and dance performances, musical concerts or lectures to the general public as a nonprofit enterprise. Some thoughts from the commissioners were that fine art was to board, and or area should be removed, and it should only be allowed in a commercial area. The planner noted that section 16.29 has specific requirements. It can only be indoors unless specifically allowed under a special land use. **Motion made by Finlay, seconded by Abercrombie to dispose of item with no further action.** There is no definition for a cultural center and DeCock feels there should be. **Ayes: Finlay, Abercrombie. Nays: Kehrig, DeCock, Wieske. Motion failed.**

**Motion made by DeCock, seconded by Kehrig, to table item until next month. DeCock withdrawals Motion, Kehrig withdrawals second.**

**Motion made by DeCock, no second, to remove or area from the definition and the rest as is.**

**Motion failed due to lack of support.**

The planner suggested bringing back alternative definitions. The definition is more of a problem, and the planner recommended that looking at section 16.29 would be a better way to go. Specific size limitations depending on the zoning district could be looked at. Limiting the impacts to a residential or agricultural area makes sense. **Motion made by DeCock, seconded by Wieske, to direct planner to come back with more information on section 16.29 with restrictions and definitions on location, thorough fare, and parcel size. Ayes: DeCock, Finlay, Kehrig, and Wieske. Nays: Abercrombie. Motion Carried.**

**New Business: a.) Event and Banquet facilities in B-1 and B-2 districts:** The planner went over where these items are allowed. Wherever restaurants are permitted these are generally permitted. In our ordinance restaurants are only permitted in B-2 zoned areas. There are no B-2 zoned areas in the township. The planner asked the commission two things. Are you ok with that, or do you want to allow any type of smaller restaurants in a B-1 district? And second, would you like to have event and banquet facilities as a separate use and have different standards associated with them? Previously this was looked at in an Ag district not a B-1 or B-2 area. Planner is suggesting that the commission plan for both, event space with no cooking facilities, and banquet facilities. They do not need to be treated the same. The commission can allow for two separate land uses. One can allow for catered events and the other with kitchen facilities. The impact is going to come from the number of people attending the facility and the time of day, and if the event is inside or outside. Cooking facilities are going to need water and sewer because of the waste produced. Combining the two districts was suggested, but the planner said there were advantages of having two separate districts. Members would like to see what is working with other communities.

**Motion made by Abercrombie, seconded by DeCock, to have the planner bring back language for event, banquet facilities and restaurants in B-1 and B-2 district. All ayes: Motion Carried.**

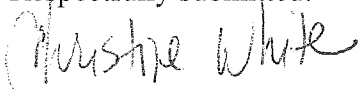
**b.) General discussion of Sign Ordinance:** Information about road hazards, distractions, safety, clutter, and size was requested. The information would be helpful to have when reviewing for approval. **Motion made by DeCock, seconded by Wieske, to have the planner bring back information about sign illumination, and safety hazards. Ayes: DeCock, Wieske, Kehrig, and Abercrombie. Nays: Finlay. Motion Carried.**

**PC Projects: None**

**Public Comments:** Camille Finlay was concerned about the definition of a cultural center. She asked the commission why they are focused on this now. The ordinance has been tested and it cannot be there. Her fear is that they could open a loophole if they fiddle with the definition. Kristen Sears commented about not being any further ahead after five months.

**Adjournment: Motion made by DeCock, seconded by Abercrombie, to adjourn at 8:20 p.m. All  
eyes: Motion Carried.**

Respectfully submitted:



Christine White  
Recording Secretary

Approved:

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