

# Armada Township

## PLANNING COMMISSION

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

Armada, Michigan 48005

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

### MINUTES

June 3, 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 May 6, 2015**
6. Public Comments
7. Public Hearing
8. Reports and Correspondence
9. Unfinished Business: **a.) Discussion of Cultural Center definition**  
**b.) Event and Banquet facilities in B-1 and B-2 districts**  
**c.) General discussion of Sign Ordinance**
10. New Business: **a.) Armada Rubber site plan review**  
**b.) Blake's Farm site plan review/special land use-set public hearing**
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: July 1, 2015

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**Call to order:** Chair Kehrig called the meeting to order at 7:04 p.m.

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

**Roll Call:** Present: Finlay, Jabara, Wieske, Kehrig, DeCock and Abercrombie. Absent: LeMieux.  
Also present: Planner Rod Arroyo and Recording Secretary Christine White. LeMieux arrived at 7:19 p.m.

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

**Approval of Minutes:** Regular meeting minutes May 6, 2015. Motion made by Wieske, seconded by DeCock, to approve minutes as presented. All ayes: Motion Carried.

**Public Comments:** Camille Finlay questioned why the cultural center is back on the agenda. She feels as if the commission is beating a dead horse.

**Public Hearing:** None.

**Reports and Correspondence:** Chair Kehrig noted that photos of estate type fencing were included in the packet info, and wanted to know if the commission was interested in taking a look at the fence ordinance in the future to allow for this type of fencing. The commission was in agreement that yes it should be included in some way. Planner Rod Arroyo passed out information about the SAA District, and a preliminary review on Blake's Farm. Wireless Communications Planning Brief and a review for the ZBA from Clearzoning on the variance request May 27, 2015. The ZBA denied the variance.

**Motion made by Abercrombie, seconded by Wieske, 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. Planner Arroyo discussed with the commission the difficulty that the current language poses. It makes it difficult for any person to meet because most parcels are abutted to a residential property. It eliminates most parcels within the township. A minimum parcel size requirement should be considered. **Motion made by DeCock, seconded by Kehrig, to table item until next month.**

b.) **Event and Banquet facilities in B-1 and B-2 districts:** Planner Arroyo discussed that restaurants are currently a permitted use in B-2 district; in general, banquet halls are considered similar to restaurants and permitted in similar ways. Given that the township currently has no land zoned B-2, it would be prudent to permit restaurants and banquet halls in the B-1 district as special land uses, with similar standards. **Motion made by Jabara, seconded by Abercrombie, to table until next month. All ayes: Motion Carried.**

c.) **General discussion of Sign Ordinance:** No new information.

**New Business:** a.) **Armada Rubber site plan review:** Bob Bova, controller for Armada Rubber presented to the commission that they are seeking to build an 11,355 square foot addition to the southeast corner of the existing facility located at 24586 Armada Ridge Rd. The purpose of the additional space is to support current and future storage, production and material flow needs. They have been in operation since 1947 and they are a supplier to the auto industry. Planner Arroyo presented his review to the commission. Certain required elements of a site plan are not present on the drawings: an area map showing the location of the site within the community; the approximate location of the screening vegetation at the rear of the lot, or whether any of it will be removed in conjunction with this project. Any new fixtures should be full cut-off fixtures; lighting should be confirmed on a lighting as-built plan. Setbacks to the addition from the rear, front and side property lines are not labeled as they should be. Stated purpose of the addition is a permitted use in the M-1 district. While this is a pre-existing use and rear and side screening is likely to remain adequate, an expansion of the use such as this, here about seventy five feet of the addition will be easily visible from the roadway, should include improved screening along the front of the lot. Some combination of a berm or greenbelt may be appropriate for at least the portion of the lot in front of the addition. Discussion of the existing parking lot remaining as is, given the natural vegetation around the lot, and credit for existing trees adjacent to the parking area. New parking will be added. The planning commission did not think tree islands in the lot were practical. The applicant would like to keep an existing tree and create a bump out. They will add this to the site plan. Areas on both sides of the driveways need updated landscaping. The applicant may do a combination of evergreens and deciduous plantings along the front greenbelt. The engineering review stated that all public and private easements on and /or within one hundred feet of the property should be shown on the drawing, storm water calculations have not been provided to determine if the existing storm water pond has adequate volume. The parcel identification number should be on the drawing. A minimum of two USGS benchmarks have to be shown on the drawings.

**Motion made by Abercrombie, seconded by Jabara, to approve site plan of Armada Rubber Manufacturing contingent to the corrections discussed by the commission in accordance with the**

recommendation by Clearzoning and Spalding DeDecker's reviews. Clearzoning items 4, 7, and 9 to be resubmitted for review per administration. All ayes: Motion Carried.

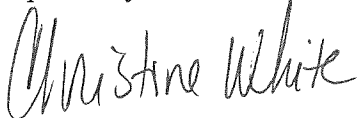
b.) **Blake's Farm site plan review/special land use-set public hearing:** Paul and Peter Blake presented their site plan and special land uses to the commission. Future events that include Cider Dayze, the Michigan Lavender Festival, and up to five other annual ancillary concerts or special events that could include a 5k, 10k and ½ marathons, craft shows, food festivals, and craft beverage festivals. They would like to host events and serve food in the future event pavilion all year and to be able to retain all current signage, driveways, and outdoor lighting. The future event pavilion would facilitate weddings, corporate parties and private events. The Planner briefly went over his preliminary review with the commission. Dimensions of the buildings and distance between them need to be included on the site plan. Two buildings are listed as "future." Site plan approval lasts for one year, with the option to extend; the applicant should understand that approval by the Planning Commission for structures proposed on a site plan will no longer be valid after one year unless an extension is granted. The new buildings do not have any elevation drawings indicating building height, access, facade materials, and the like. Outdoor dining, the type of railing and lighting are not indicated. Parking capacity also needs to be shown on the plan. Spalding DeDecker the township engineer noted that the location and size of the septic field is not shown on the plans. Macomb County Health Department should be contacted to ensure that the existing septic system is adequately constructed to accommodate a full service restaurant facility. The future buildings noted on the plan will need to have an engineered site plan prepared addressing grading, storm water run-off and sewage disposal. **Motion made by LeMieux, seconded by Jabara to set the Public Hearing for Blake's Farm at 7:00 p.m. on July 1, 2015. All ayes: Motion Carried.** The Blake's asked about the Bed and Breakfast and the commission said that it was allowed in the value added section of the ordinance and should be handled separately. All signs should be shown on the site plan. Pictures of the signs will be attached and identified on the site plan. A letter from the Macomb County Health Department ensuring that the existing septic system is adequately constructed to accommodate a full service restaurant facility is required.

**PC Projects:** None.

**Public Comments:** None.

**Adjournment:** Motion made by LeMieux, seconded by Abercrombie, to adjourn at 8:53 p.m. All ayes: Motion Carried.

Respectfully submitted:



Christine White,  
Recording Secretary

Approved:

DJ Kehrig,

Chairperson \_\_\_\_\_ Date \_\_\_\_\_