



# Armada Township

## PLANNING COMMISSION

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

Armada, Michigan 48005

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### MINUTES

July 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 Minutes June 3, 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**
10. New Business: **a.) Blake's Farm site plan review**
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: August 5, 2015

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**Call to order:** Chair Kehrig called the meeting to order at 7:05 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.

**Approve/Amend Agenda:** **Motion made by Abercrombie, seconded by DeCock, to switch items nine (9) and ten (10) and approve agenda as amended. All ayes: Motion Carried.**

**Approval of Minutes:** Regular meeting minutes June 3, 2015. **Motion made by DeCock, seconded by Abercrombie, to approve minutes as presented. All ayes: Motion Carried.**

**Public Comments:** Commissioner Finlay commented that he attended last month's Township Board meeting and was surprised to learn that \$60,000 was allocated for a baseball diamond. The planning commission worked hard on creating the Parks and Recreation Plan that the Township Board approved, and does not understand why they are not following it. The priorities of the plan included earmarked money set aside to have in place for matching grant funds when available. Planner Arroyo will check to

see if money has to be available at the time of application for a grant or if it is to be set aside for a period of time. He also recommended having the Township Liaison take the concerns to the Township Board.

**Public Hearing: Blake's Farm special land uses: Motion made by Abercrombie, seconded by Wieske to open the Public Hearing at 7:20 p.m. All ayes: Motion Carried.** Chair Kehrig noted the receipt of publication. No public comments. **Motion made by Abercrombie, seconded by Finlay to close the Public Hearing at 7: 23 p.m. All ayes: Motion Carried.**

**Reports and Correspondence:** Chair Kehrig noted that on August 11, MTA Hot Topics is having a class, Fire Department reviews for Armada Rubber and Blake's Farm, and a SAA ordinance from the Planner. **Motion made by Abercrombie, seconded by Wieske, to receive and file as presented. All ayes: Motion Carried.**

**New Business: a.) Blake's Farm site plan review:** Paul and Peter Blake presented their updated site plan and went over the changes requested from last month's meeting. Pictures of the signs and where they are on the plan, lighting for the outdoor patio, and parking spaces were added. Planner Arroyo went over his review. The applicant proposes to use a portion of the site to engage in, and in some cases, continue engaging in, several special land uses permitted under the SAA overlay. According to the letter of intent, the existing winery will be serving food year-round, the orchard plans for up to seven major outdoor events over the course of each year, including concerts, and potential races, a new building will be constructed to host events indoors. Existing alcohol production uses on the site will continue. Two buildings are listed as "future": a farm equipment building (7,200 sq. ft.) and an event building (6,000 sq. ft.). The farm equipment building is allowed under Right to Farm, provided that it is not used for public functions, but the event building is a commercial structure. The event building will match the appearance of the winery. The Planning Commission can tentatively approve the building and activity as part of this special land use subject to submittal and approval of a complete site plan at a later date. Elevation drawings indicating height, access, facade materials, and the like must be submitted, along with engineered drawings prior to construction. The vacant farm house will require a separate special land use approval under the Ancillary Uses to a Farm. The site plan has three areas labeled for events. The areas close to Armada Center Rd. should, in general, not be used for events likely to project amplified noise off the site, especially after the quiet hours established in Section 16.40. The applicant did mark the site plan with existing signs. The signs on the plan do not constitute approval; rather it provides a way to verify what signs are on the site at the time of application. New signs can be approved under a separate permit and not as part of the special land use and site plan application. Parking is limited to spaces available which are approximately two thousand spaces. The applicant provided details of the railing and lighting for the outdoor dining area. The location and size of the septic field were not included on the plan and the Blake's provided a letter from the Macomb County Health Department stating that the facilities were adequate at this time. This will be looked at again when the site plan is submitted for the "future" event building. The Fire Department provided a favorable review letter. The annual production level of alcoholic beverages by type is determined by the state liquor license. Seven events including the Lavender Festival and Cider Dayze are proposed. Each event is to last one to three days. The maximum capacity of these events should be limited to parking capacity. The number of events, corporate or wedding is projected to be one hundred and four (104) per year. **Motion made by Abercrombie, seconded by Jabara to recommend approval of the Special Land Use and Site Plan subject to a review of a draft special land use permit at the August meeting incorporating the comments from tonight's meeting. 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. The standards are restrictive. The standards need to be modified. **Motion made by Wieske, seconded by Finlay, to table item until next month. All ayes: Motion Carried.**

**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 a special land use. Standards and language for the creation of an ordinance will be looked at next month. **Motion made by Finlay, seconded by DeCock, to table for the planner to bring back more information next month. All ayes: Motion Carried.**

**PC Projects:** None.

**Public Comments:** Under New Business if there is a Public Hearing that item does not need to be added. The decision is to be made after the Public Hearing.

**Adjournment: Motion made by DeCock, seconded by Finlay, to adjourn at 9:08 p.m. All ayes: Motion Carried.**

Respectfully submitted:

Christine White,  
Recording Secretary

Approved:

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