



Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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

MINUTES

August 5, 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 July 1, 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 Special Land Use Permit**
11. PC Projects
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: September 2, 2015

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, Jabara, Wieske, Kehrig, Abercrombie, and LeMieux. Absent: DeCock. Also present: Planner Rod Arroyo and Recording Secretary Christine White. DeCock arrived at 7:20 p.m.

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

Approval of Minutes: Regular meeting minutes July 1, 2015. **Motion made by Abercrombie, seconded by Kehrig, to approve minutes as presented. LeMieux abstained his vote. All ayes: Motion Carried.**

Public Comments: None.

Public Hearing: None.

Reports and Correspondence: Chair Kehrig noted that Planning and Zoning News for April and May was included in the packets and two articles would be of interest to the members. The articles include Urban Agricultural activities and Rural Water Quality. **Motion made by LeMieux, seconded by Abercrombie, 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 that the standards not the definition should be looked into. The way the ordinance is written now, only

one parcel throughout the township would allow for this type of use. Changing the standards would open up other parcels. The planner requested guidance from the commission on how to move forward. A minimum parcel size requirement should be considered. The standards should be modified. **Motion made by Finlay, seconded by Jabara, to table item until next month. All ayes: Motion Carried.**

b.) Event and Banquet facilities in B-1 and B-2 districts: Joe Tangari from Clearzoning presented a worksheet to the commission that included Restaurants and Banquet Facilities. It included hours of operation, screening, trash receptacles, setback requirements, and the definitions of restaurant and banquet hall. The commission discussed barns and tents that do not have sound barriers. Standards would be included for this in a special land use application, and would be considered an outdoor not an indoor event. Barns will need occupancy certificates and that would fall under the building codes. The structures would be considered on a case by case basis. Language for tents and lot sizes was requested. Parking and setback requirements can be limited from the front and rear property lines. **Motion made by Jabara, seconded by Abercrombie, to have the planner to bring back more information next month. All ayes: Motion Carried.**

New Business: a.) Blake's Farm Special Land Use Permit: The commission went over the draft Special Land Use Permit. On page two, number two the commission agreed that Amplified noise should be changed to Amplified sound, and that the Production levels are to be provided by the next day, so that the township board could have all the necessary information they needed. Discussion of where the concert performances should take place was of concern. The suggestion was made that all should occur in the center event area shown on the site plan. The other areas were thought to be too close to adjacent property owners. **Motion made by DeCock, seconded by Jabara to have amplified events at the center area/interior outdoor event area shown on the site plan. Roll Call Vote: Finlay: Nay; Jabara: Yes; Wieske: Yes; DeCock: Yes; Kehrig: Nay; Abercrombie: Nay; LeMieux: Nay; Vote 4 Nay, 3 Yes. Motion Failed.**

Finlay explained his nay was because the Blake's were not present. Further discussion of the production levels, and the number of events allowed took place.

Motion made by DeCock, seconded by Finlay to forward to the township board the Special Land Use Permit with the production levels to be provided by August 6, 2015, and changing the word noise to sound. All Ayes: Motion Carried.

PC Projects: None.

Public Comments: Beth Abercrombie asked about where the funds for the baseball diamond came from. Chair Kehrig explained that the treasurer stated it came out of the General Fund. The money allocated for grant matching for future projects is still intact.

Adjournment: Motion made by DeCock, seconded by Finlay, to adjourn at 8:05 p.m. All ayes: Motion Carried.

Respectfully submitted:

Christine White,
Recording Secretary

Approved:

DJ Kehrig,
Chairperson _____ Date _____