



Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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

MINUTES

October 1, 2014 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 September 3, 2014**
6. Public Comments
7. Public Hearing
8. Reports and Correspondence
9. Unfinished Business
10. New Business:
11. PC Projects:
 - a.) **Review Master Plan: Planned Section**
 - b.) **Artisan/Cultural Events/Museums/Other (Non-residential uses in a residential district)**
 - c.) **Industrial Parking**
12. Public Comments
13. Adjournment

Next Scheduled Regular Meeting: November 5, 2014

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

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

Approval of Minutes: Regular meeting minutes September 3, 2014. Motion made by LeMieux, seconded by Abercrombie, to approve minutes as presented. All ayes: Motion Carried.

Public Comments: None.

Public Hearing: None.

Reports and Correspondence: Chair Kehrig noted receipt of Planning and Zoning News for July and August, and a copy of an email from Township Attorney Christine Anderson in regard to a use variance.
Motion made by LeMieux, seconded by Abercrombie, to receive and file as presented. All ayes: Motion Carried.

Unfinished Business: None.

New Business: None.

PC Projects:

- a.) **Review of Master Plan: Planned Section:** Mr. Joe Tangari from Clearzoning went over Master Plan text with the commission which included updated language, photos, and specifically the Industrial Areas plan, Complete Streets, and Build-Out Analysis. A draft copy of a land use map was given to the commission for review, showing possible future development. Traffic and safety were discussed in regard to the complete streets in the township. The township should work with the Macomb County Road Commission (MCRC) and the Macomb Orchard Trail on possible safety issues such as added signage. The Build-Out Analysis is a new section and is helpful for long range planning. It is useful to know the total amount of development that could occur. Discussion will continue next month.
- b.) **Artisan/Cultural Events/Museums/Other (non-residential uses in a residential district):**
The commission went over a definition of a cultural center. Event barns were looked at previously with the decision that they would have to be done in a commercial area. Granting use variances is illegal, but an ordinance may be modified to apply to everyone equally. Planner Rod Arroyo will be meeting with township attorney next week and will be bringing back information to the commission.
- c.) **Industrial Parking:** The commission decided to look at the entire parking ordinance over the next couple of months. The Planner will bring some ideas back next month for the commission to consider.

Public Comments: None.

Adjournment: Motion by LeMieux, seconded by Kehrig, to adjourn at 8:37 p.m. All ayes: Motion Carried.

Respectfully submitted:

Christine White
Recording Secretary

Approved:

DJ Kehrig,
Chairperson _____ Date _____