



Armada Township

PLANNING COMMISSION

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

Armada, Michigan 48005

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

MINUTES

November 5, 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 October 1, 2014**
6. Public Comments
7. Public Hearing
8. Reports and Correspondence
9. Unfinished Business
10. New Business:
11. PC Projects:
 - a.) **Review Master Plan**
 - 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: December 3, 2014

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, DeCock, Kehrig, LeMieux, and Abercrombie.

Also present: Planner Rod Arroyo and Recording Secretary Christine White

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

Approval of Minutes: Regular meeting minutes October 1, 2014. Motion made by Abercrombie, seconded by Finlay, 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 September, and a workshop on Agricultural Opportunity in Macomb. Chair Kehrig also reported that there will be a ZBA Meeting November 6, 2014 at 7:00 p.m. for a setback variance for a Verizon cell

tower. **Motion made by LeMieux, seconded by Kehrig, to receive and file as presented. All ayes: Motion Carried.**

Unfinished Business: None.

New Business: None.

PC Projects:

- a.) **Review of Master Plan:** Mr. Joe Tangari from Clearzoning went over Master Plan text with the commission which included updated language, photos, and specifically the Implementation Section of the plan. Implementation Strategies were discussed in regards to the objectives, strategies, timeframe and priority. Administrative, community facilities, commercial and industrial, environmental, infrastructure, and residential area objectives were discussed in detail. Updating the site plan review process and zoning ordinance to match the master plan will be on going in the following months. Implementation of the new zoning map will need a one sheet guideline that shows the process for rezoning to guide residents and developers. The commission went over possible text changes, and requested some additions. **Motion made by DeCock, seconded by Jabara to recommend the Township Board authorize distribution of the Master Plan with changes to the appropriate agencies for review. All ayes: Motion Carried.**
- b.) **Artisan/Cultural Events/Museums/Other (non-residential uses in a residential district):** Planner Rod Arroyo went over two options with the planning commission. The first option was to change the text of the zoning ordinance, the second to consider a special events ordinance that would permit a limited number of special cultural events in certain areas subject to conditions. Both options were discussed in detail. After consideration of both options it was decided that the proposed language in section 16.29 along with the definition of a cultural center was the way to go. The Planner did make this recommendation. A change to the ordinance does not mean the commission has to approve a special land use. The new language will strengthen the ordinance. **Motion made by Jabara, seconded by Wieske to set a public hearing for Section 16.29 for the February meeting. All ayes: Motion Carried.**
- c.) **Industrial Parking:** The Planner passed out a draft amendment for section 6.01 General Parking Requirements and section 6.02 Minimum Number of Off-Street Parking Spaces. The draft contained new sections and recommendations for changes to the current ordinance. He went over the possible changes with the commission. **Motion made by DeCock, seconded by Abercrombie to set a public hearing for Section 6.01 and 6.02 for the February meeting. All ayes: Motion Carried.**

Public Comments: None.

Adjournment: Motion by DeCock, seconded by Kehrig, to adjourn at 8:40 p.m. All ayes: Motion Carried.

Respectfully submitted:

Christine White
Recording Secretary

Approved:

DJ Kehrig,
Chairperson _____ Date _____