

# Armada Township

## PLANNING COMMISSION

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

Armada, Michigan 48005

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

### DRAFT MINUTES

May 7, 2014 7:00 p.m.

#### Regular Meeting

##### Call to order

1. Pledge of Allegiance
2. Roll Call
3. Approve/Amend Agenda
4. Approval of minutes: **Regular Meeting April 2, 2014**
5. Public Comments
6. Public Hearing
7. Reports and Correspondence
8. Unfinished Business
9. New Business: **a.) General discussion of zoning ordinance amendments**
  
10. PC Projects: **a.) Review of Master Plan: Land Use Map**  
**b.) Artisan/Cultural Events/Museums/Other (Non-residential uses in a residential district)**
11. Public Comments
12. Adjournment

Next Scheduled Regular Meeting: June 4, 2014

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**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, Sims, DeCock, Kehrig, Abercrombie. Absent: LeMieux excused.  
Also present: Planner Rod Arroyo and Recording Secretary Mary Swiacki.

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

**Approval of Minutes:** Regular meeting minutes April 2, 2014. **Motion made by Abercrombie, seconded by Sims, to approve minutes as presented. All ayes: Motion Carried.**

**Public Comments:** None

**Public Hearing: None.**

**Reports and Correspondence:** Planner reviewed cost/scope of services for updating the master plan. Chair Kehrig noted receipt of Planning and Zoning News for March 2014 and a flyer from MSU extension. Supervisor Paterek presented information on the Garfield Interceptor Extension and what Armada Township needs to do to move forward, the area for sewer needs to be defined within the Master Plan. Peter and Paul Blake stated that they are seeking to add 371 foot addition to the candy apple area for better flow of foot traffic and wanted the Planning Commission to be informed. **Motion by DeCock, seconded by Abercrombie to receive and file as presented. All ayes: Motion Carried.**

**Unfinished Business: None.**

**New Business:**

- a.) **General discussion of zoning ordinance amendments.** Planner was looking for direction from the board on bringing back ordinances that have been discussed such as event barns, mud bogs and solar farms. Planner will revisit the mud bog ordinance by adding provisions and define districts. Commissioners would like to see a sample ordinance for solar farms and wind energy conversion systems. Land banking and revisiting the sign ordinance was also discussed.

**PC Projects:**

- a.) **Review of Master Plan: Land Use Map:** Planner has nothing new to add until the master plan is closer to being finished.  
Motion by DeCock second by Sims recommend to the township board fund the master plan at a cost of \$8,750 as presented from Clearzoning and would like direction from the board on the Community Facilities Chapter. All ayes: Motion Carried


The Community Facilities Chapter is not included in the revision of the master plan. It is an additional \$2,200.00 and can be added at any time. The Community Facilities Chapter looks to the future as to what services are needed for the community. This is a separate analysis and needs data to update. A joint meeting with the township board was suggested for further input. Swiacki will take this information to the board at the next regular meeting on May 14.

- b) **Artisan/Cultural Events/Museums/Other (non-residential uses in a residential district):**  
**Motion by Jabara, seconded by Kehrig to table until the next meeting. All ayes: Motion Carried.**

**Public Comments:** Peter Blake, John Paterek.

**Adjournment:** Motion by DeCock, seconded by Jabara to adjourn at 8:50 p.m. All ayes; Motion Carried.

Respectfully submitted:

  
Mary K. Swiacki  
Recording Secretary

Approved:

DJ Kehrig,  
Chairperson

Date \_\_\_\_\_