



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 **June 4, 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 May 7, 2014**
5. Public Comments
6. Public Hearing
7. Reports and Correspondence
8. Unfinished Business
9. New Business:
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

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, DeCock, Kehrig, LeMieux, Abercrombie. Absent: Sims, Jabara
Also present: Planner Rod Arroyo and Recording Secretary Christine White
Jabara arrived at 7:15 p.m.

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

Approval of Minutes: Regular meeting minutes May 7, 2014. Motion made by Abercrombie, seconded by DeCock, to approve minutes as presented. All ayes: Motion Carried.

Public Comments: Resident Alan Clinton, 15775 Reid Rd. addressed the commission in regard to wanting to install a commercial kitchen inside his garage. He is looking for direction on how he would fit into the ordinance. It was suggested he apply for a special land use under section 2.16 the home based business ordinance.

Public Hearing: None.

Reports and Correspondence: Chair Kehrig noted receipt of Planning and Zoning News for April, Clear Zoning work sheets on planning trends for 2014 and site selection GAAMP. Master Plan Update-

monthly outline, MSU Extension invite for Place making Education & Action Summit, State Plane Coordinate System Workshop. **Motion 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: Land Use Map:** Planner Rod Arroyo presented the commission with a handout for the background of the township. A staff member named Joe from his office presented the information. He went over A.) Township Character and Regional Setting B.) Demographics which included the population, age, race and ethnicity. C.) Housing which included household size. D.) Economics which included income and employment.

Planner Arroyo reviewed with the commission planning trends in 2014. He went over the aging population, low birth rates, shifting housing preferences, and how Millennial's are impacting housing another way, sweeping changes affecting non-residential space, and other trends.

Chair Kehrig went over a request from a property owner with the commission in regard to senior living development on North Ave. Services from the village would be needed.

Planner Arroyo went over an outline with the commission in regard to updating the master plan. The commission will look at Goals and Objectives for next month and will be provided with new information on a plan section. A build out analysis, regional market and housing information will be provided.

- b) **Artisan/Cultural Events/Museums/Other (non-residential uses in a residential district):**

A discussion of Event Barns took place in regard to the intent of the ordinance. Background and appropriate locations with criteria were discussed. **Motion by DeCock, seconded by Jabara, to table event barns for further review to a date uncertain. All ayes: Motion Carried.**

Discussion of various places of assembly as special land uses and what the ordinance allows in the AG district such as private clubs, fraternal organizations, lodge halls, cultural centers, and union halls. Definitions of such places and whether they were non-profit vs. for profit and if the planning commission was comfortable with the interpretation. Non-profit would fit under special land use if the requirements were met under section 16.29. Alternatives to this section with options will be gone through at next month's meeting. Parking, land banking, solar, and mud bog ordinances will also be looked into.

Public Comments: Dennis LeMieux discussed grant information. Alan Clinton commented on creating jobs instead of just focusing on seniors.

Adjournment: Motion by DeCock, seconded by LeMieux, to adjourn at 9:02 p.m. All ayes: Motion Carried.

Respectfully submitted:

Christine White
Recording Secretary

Approved:

DJ Kehrig,
Chairperson

_____ Date _____