

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 6, 2014 7:00 p.m.

DRAFT

Regular Meeting

Call to order

1. Pledge of Allegiance
2. Roll Call
3. Approve/Amend Agenda
4. Approval of minutes: **Regular Meeting June 4, 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)**
 - c.) **Parking, land banking**
11. Public Comments
12. Adjournment

Next Scheduled Regular Meeting: September 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, Kehrig, LeMieux, Abercrombie. Absent: Sims, DeCock
Also present: Planner Rod Arroyo and Recording Secretary Christine White

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

Approval of Minutes: Regular meeting minutes June 4, 2014. Motion made by Abercrombie, seconded by Kehrig, to approve minutes as presented. All ayes: Motion Carried.

Public Comments: Al Keller a real estate broker representing Mr. Frank Falzetta, addressed the commission in regard to Hidden River, a development that was never completed. There are twelve lots plus six more that one developer would like to purchase and reconfigure.

Public Hearing: None.

Reports and Correspondence: Chair Kehrig noted receipt of Planning and Zoning News for May and June. Commissioner Beth Abercrombie successfully completed the Michigan Citizen Planner Fundamentals of Planning and Zoning from Michigan State University Extension. She thanked the Township for the opportunity to be able to attend. **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:** The Land Use Map has already been done. The commission went over the Introduction, Background, Policies, Plans, and Implementation. Joe Tangari from Clearzoning presented the commission with the updated version of the Master Plan. He went over some of the changes that the commission has implemented. Complete streets are mandatory now, and should be implemented when appropriate. Chair Kehrig pointed out the old text versus the new text and would like to see a clear definition of complete streets. Pictures were also discussed. Watershed photos and photos from the commissioners could be included as part of the update. The commission will be moving on to the Planned Section next.
- b.) **Artisan/Cultural Events/Museums/Other (non-residential uses in a residential district):**
No new information was brought forward. A definition of a cultural center was discussed.
- c.) **Parking, land banking:** Planner Rod Arroyo went over a sample ordinance with the commission. This would be a separate provision, and would not replace what is already there. It would allow for flexibility.

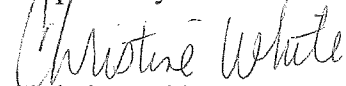
Public Comments: Maureen Sims submitted a letter of resignation, and hoped that when her situation changed that she could again serve the community. She praised the commission for their work, and expressed her gratitude for being able to work for her community.

Bob Bova from Armada Rubber commented on parking spaces. Warehousing facilities do not need as many spaces. Planner Arroyo will be reviewing and bringing back information next month.

Commissioner Finlay would like to see a break down by land use for a more realistic parking ordinance, with flexible standards.

Adjournment: Motion by LeMieux, seconded by Abercrombie, to adjourn at 8:06 p.m. All ayes: Motion Carried.

Respectfully submitted:



Christine White

Recording Secretary

Approved:

DJ Kehrig,

Chairperson _____ Date _____